

September 2013/\$6.95



Properties

NORTHEAST OHIO'S MONTHLY REALTY, CONSTRUCTION & ARCHITECTURE MAGAZINE

BIG MOVES AT BEN VENUE

Pharmaceutical manufacturer expands Bedford complex with environmental impact in mind

GREEN BUILDING SPECIAL SECTION

Functional Green Trends Cleveland Environmental Center City of Cleveland's Green Goals Summit County Metro Parks' Ranger/Natural Resource Management Building Sustainable Lighting + More

**PLUS:
AN INSIDE LOOK AT CLEVELAND'S
CONSTRUCTION NEWS CORPORATION**

We're helping to build Cleveland, one lift at a time.

Building the Avenue District

Cleveland's new downtown neighborhood is going up with cranes from ALL: front and center, a Peiner SK 315 17-ton tower crane. A Grove RT 760E 60-ton hydraulic rough terrain crane helped pour the walls and foundation, and a Grove GMK 3050 55-ton hydraulic truck crane assisted with masonry work.

www.allcrane.com

The ALL Family of Companies offers the largest, most diverse, most technologically advanced fleet. **We invest heavily in the latest equipment so we are ready to serve your immediate rental needs.** Call the leader. Call ALL.

ALL[®]
Erection &
CRANE RENTAL

Rental • Sales • Parts • Service

216-524-6550

7809 Old Rockside Road • Cleveland, Ohio 44131

Cranes • Aerials • Boom Trucks • Telehandlers

Authorized Dealer  **TEREX**[®]

Authorized dealers for most brands! Call ALL first for parts and service.

Building For Client Success

Kahn Kleinman Joins Taft

About Taft

400 attorneys and legal professionals in 9 offices (8 US and Beijing)

85 attorneys named *Best Lawyers in America*

32 attorneys recognized in Chambers USA *America's Leading Lawyers*

75 attorneys named Super Lawyers for 2008 by *Law & Politics*

Recognized as a "Go To Law Firm" in *Corporate Counsel* by Fortune 500 companies

One of the top 100 law firms Fortune 1000 clients cite – unprompted and by name – for delivering superior client service (BTI Client Service A-Team)

Named a "Best of the Best" Real Estate law firm by *Midwest Real Estate News*



Taft Stettinius & Hollister is proud to announce that the outstanding attorneys and legal professionals of Kahn Kleinman have joined the firm. Together, we offer greater depth and breadth of legal services across every area of law important to our clients' business success and growth including: Real Estate, Litigation, Health Care, Labor & Employment, Corporate, Merger & Acquisitions, Tax, Intellectual Property, Personal Services, and Bankruptcy, Restructuring & Creditors' Rights. The 70 attorneys in our Cleveland office are committed to providing the highest-quality, personalized service and achieving results for our clients – all built on a 123-year track record of performance. At Taft, we're building for client success. To learn more, visit www.taftlaw.com.

Taft /

Taft Stettinius & Hollister LLP

PAVING WITH PRIDE FOR 25 YEARS

Since 1982, we've been building our reputation job by job



LET'S MAKE YOUR JOB OUR NEXT STOP

We would appreciate an opportunity to submit our recommendations and estimates for your:

- New Parking Lot Construction
- Asphalt Repairs
- Catch Basins & Drainage
- Asphalt Resurfacing
- Grading & Excavation
- Crack Filling & Sealcoating

Specialists from site development to chuckhole patching!

***We're doing it better for less every day
Call us today at 216.421.1203***

2417 Woodhill Rd., Cleveland, OH 44104 • Fax 216.421.1278

Properties

NORTHEAST OHIO'S MONTHLY REALTY, CONSTRUCTION & ARCHITECTURE MAGAZINE

P.O. Box 112127, Cleveland, Ohio
 phone: 216.251.0035
 toll free: 888.641.4241
 fax: 216.251.0064
 www.propertiesmag.com

EDITOR/PUBLISHER

Kenneth C. Krych
 kkrych@propertiesmag.com

MANAGING EDITOR/ART DIRECTOR

Mark Watt
 mwatt@propertiesmag.com

CONTRIBUTING WRITERS

Linda Bloom, Jeanne Bluffstone,
 John Elliott, Lou Kren, Jessica
 Nelson, Alec Pacella, Gordon &
 Lynn Priemer, Diane DiPiero Rodio,
 Nancy Loyan Schuemann, John
 Slagter, David Woodburn

ACCOUNT EXECUTIVES

Penelope Derethik
 pderethik@propertiesmag.com
 216.251.6649

Andrea Keener

akeener@propertiesmag.com
 216.849.4350

David Larkin

dlarkin@propertiesmag.com
 216.251.6753

SALES CONSULTANT

James Pelligrino

CIRCULATION DIRECTOR

Lisa Larissey

Cover photo: Ben Venue
 Laboratories, by Scott Pease

Properties (ISSN 033-1287) is published monthly for architects, engineers, building owners and managers, general contractors, home builders, mortgage bankers, savings and loans, real estate agents, appraisers, servicers and suppliers in Northern Ohio by Properties, Inc., 3826 W. 158th St., Cleveland, Ohio 44111. Copyright © 2008 by Properties, Inc. All rights reserved. Reproduction or use, without written permission, of editorial or pictorial content is strictly prohibited. Periodicals postage paid in Cleveland, Ohio and additional offices. Subscription rates: one year \$24.95, single copy \$6.95, back issues \$10 when available. Postmaster: send change of address notices to Properties, P.O. Box 112127, Cleveland, Ohio 44111.

FEATURES



Photo courtesy of studioTECHNE

- 10 July Construction Jumps 6%**
- 15 Engineered for Innovation**
\$3.5 million addition promotes technology training at Lakewood's St. Edward High School
- 21 Big Moves at Ben Venue**
Pharmaceutical manufacturer expands Bedford complex with environmental impact in mind
- 32 Inside Information**
Cleveland's Construction News Corporation provides competitive project data
- 37 Sacred Space**
Temple Emanu El celebrates completion of new temple
- 65 Special Section: Green Building**
65 Functional Green Trends: Practical and accessible specifications in sustainable building and design
69 What is LEED?
71 Material Difference: Alternative building products put 'green' back into your pockets
74 Project Profile: Cleveland Environmental Center
75 Green Goal: City of Cleveland continues mandate targeting waste, fuel and energy reduction
76 Sustainable Strategies: A conversation on going green with Jim Breen, of Breen + Company
79 Pursuing Platinum: Summit County Metro Parks building strives for top LEED certification level
87 Building Green with Icynene
91 Industry Profile: Chemtron Corporation
93 Lightening the Load: Smart illumination choices prove integral to improved energy management
95 Industry Profile: Suntrol Co.

DEPARTMENTS

- 8 PROPERTIES PEOPLE**
- 13 BOMA BUSINESS**
- 48 FINANCIAL STRATEGIES**
- 50 BILLBOARD**
- 58 LEGAL PERSPECTIVES**
- 60 CABOR CORNER**
- 62 VANTAGE POINT**
- 96 CONSTRUCTION PROGRESS REPORT**

Green with Envy



KEN KRYCH

Welcome to our annual Green Building issue, which showcases some anchor features on the latest completed private and private buildings incorporating a wide spectrum of green design aspects, together with a host of articles written by our local and regional professionals on a variety of related subjects and products.

Our cover story on Ben Venue Laboratories Inc. is an example of one of the newly completed buildings here locally, which was specifically designed with green features in mind for both employee comfort and health and long term energy saving benefits.

The company's new office and laboratory building, which was designed by green design experts Doty & Miller Architects of Bedford, includes a variety of environmentally friendly products and materials as possible. Our thanks to Ben

Venue's staff for their help and cooperation in bring this story to print.

Another feature this month is on a project recently completed in Akron. It may not be the biggest facility, but it could be the very first building in Ohio to earn Platinum Leed Certification from the United States Green Building Council: Summit County Metro Parks' Sand Run Ranger Station and Natural Resource Management Building, built by Thomarios Construction Division and designed by Peninsula Architects.

Quality sandstone products for architecture, restoration & landscape

Legendary Berea Sandstone™ from "The Sandstone Center of the World".

Driven by the imagination of architectural design, new uses are constantly being developed for Berea Sandstone™ because of its durability and strength. These include the renovation and restoration of existing structures, the building of prestigious new projects and the production of standard landscape items such as patio stones, wall stones and split face ashlar.

From raw block and slab to standard custom products, Berea Sandstone™ is squared, shaped, finished, and carved to detailed specifications by skilled craftsmen and diamond technology.

BLOCK/SLAB | DIMENSIONED STONE | LANDSCAPING PRODUCTS | QUALITY CUSTOMER SERVICE | ONTIME DELIVERY



**CLEVELAND
QUARRIES™**

The Exclusive Provider of Berea Sandstone™

www.clevelandquarries.com | info@clevelandquarries.com
850 West River Road | Vermilion, OH 44089
P: (800) 248-0250 | F: (800) 649-8669

We extend thanks to Marc Cicarelli of Studio Techne Architects and Bruce Higley of The Albert M. Higley Company for their help and cooperation in telling the behind-the-scenes story of what it took to design and build the new Temple Emanu-EL in Orange Village, a beautiful new functional facility.

And also our appreciation to T. Michael Tomsik and his father Tom of Tomsik & Tomsik Architects, along with Walsh Construction, for bringing to our attention a wonderful new multi-addition to St. Edward High School in Lakewood. They made a perfect fit in delivering a much needed project: the new Joseph and Helen Lowe Pre-Engineering and Technology Center and a newly finished chapel that we will look more closely at in October.

•

Next month we are honored to cover the restored Hanna Theatre where I first saw a number of shows in the early 1970s. We will also be providing a closer look at a wonderful remodeling of St. Christopher Church in Rocky River, a very large addition to Wellington Assisted Nursing Home in North Olmsted, Hiram College's new student residence hall and many company profiles.

October will also be focused on Security and Fire Protection so we welcome any features/ideas, which can make the issue bigger and better. Feel free to call me at 216.251.0035 or drop me an email at kkrych@propertiesmag.com. We value your input and we are always looking for new story subjects!

As we turn into the fall season, I hope you will enjoy the change of seasons and appreciate its many colors.

As ever, positively,



Kenneth C. Krych
Owner/Publisher



**FROST
BUILDING
MAINTENANCE INC.**
MAINTENANCE IS PRESERVATION

**Solving Leak and Masonry Deterioration
Issues Since 1994**

COMPLETE EXTERIOR REPAIR & RESTORATION
17727 SOUTH MILES ROAD
CLEVELAND, OHIO 44128
216-587-4249



ABRAXUS SNOW REMOVAL, INC.
SALT, LLC Since 1972

**NOW PROVIDING ON-SITE SNOW MELTING WITH SNOWDRAGON SNOWMELTERS!
IDEAL CONFIGURATION FOR COMMERCIAL ACCOUNTS & CONTRACTORS!**

<p>Specialists in Moving Snow</p> <ul style="list-style-type: none"> • Commercial/Industrial/Healthcare • Transportation • Building Management • De-Icing Service • Dump Trucking/Hauling • Loading Services • On-Site Snow Melting 	<p>Dry Bulk Salt & Bagged Material</p> <ul style="list-style-type: none"> • 10-25 Ton Dry Bulk Salt Orders Delivered 24/7 • Pick-Up of Dry Bulk Salt • Every Order Weighed & Ticketed • 24/7 Pick-Up/Delivery of Bagged De-Icing Materials • Also Available: Bulk ClearLane® Enhanced Deicer
---	--

216.321.SNOW
440.322.SNOW

866.666.SALT
fax **440.888.7905**





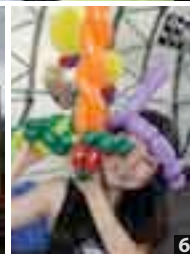
*First Privately Owned Salt Dome Between
Cleveland and the Atlantic Seaboard!*

P.O. Box 30550, Cleveland, Ohio 44130
Dome located at 11444 Brookpark Rd. in Brooklyn, OH.

Visit us online at www.abraxussnow.com

PROPERTIES PEOPLE

Highlighting notable industry events



- 1 **Jerry Hutchinson** (PSI Inc.), **Judd Kline** (Herschman Architects, Inc.), **Scott A. Kauker** (PCS) and **Kevin T. Lacey** (PCS)
- 2 CEA President **Stan Roediger** and Executive Director **John Porada**

CES Annual Golf Outing

Almost 100 engineers, architects and builders gathered recently for a day of golf at StoneWater Golf Club in Highland Heights for Cleveland Engineering Society's 31st Annual Golf Outing. The event was punctuated with dinner, drinks, raffle and prizes with all proceeds, totaling more than \$6,000, benefiting CES's Educational Outreach "Roadshow" Programs. The premier sponsor was Blue Technologies, of Cleveland. **P**

Fortney & Weygandt 30th Anniversary Celebration

Every five years, Bob Fortney, president of Fortney & Weygandt Inc. hosts a carnival party for his employees, subcontractors, friends and family. This year, to celebrate the company's 30th anniversary, Fortney hosted an all-day carnival at Time Warner Cable Amphitheater at Tower City. Hundreds of guests enjoyed themselves throughout the day with carnival-style entertainment, including amusement rides, games, bands, clowns and food galore.

Since the company's last celebration in 2003, Fortney & Weygandt, Inc. has reached several milestones, including reaching \$150 million in annual volume and over \$1 billion in accumulated revenue. **P**

- 1 **Ken Krych** (Properties) and **Bob Fortney** (Fortney & Weygandt)
- 2 A clown entertains guests.
- 3 **Robert Weygandt** (formerly of Fortney & Weygandt) and wife **Lynn**
- 4 **Chris Lutjen** (Fortney & Weygandt) and wife **Sandra**
- 5 **Alexandra Underhill**, stilt walker extraordinaire from All Points Connect
- 6 **Jing Liu-Krych**



- 1 **George Hohman** (Turfscape Inc. president), **Collin Hohman**, **Tom Komos** and **Brennan Komos**
- 2 Akron Children's Hospital Representatives **Steve Bossart**, **Bill Cushwa**, **Toby Blossom** and **Craig Hassinger**
- 3 **Mike Bergmann**, **Greg Dyer**, **Steve Mariani** and **Dan Ishee**

Turfscape Benefit Golf Classic

The 5th Annual Turfscape Benefit Golf Classic was held recently at Medina's Blue Heron Golf Course, netting more than \$11,000 in donations to Akron Children's Hospital's Burn Unit.

The inspiration for the tournament and the donations came in 2002 when the company's president, George Hohman, suf-

fered second-degree burns in a home gas explosion and was treated at Akron Children's Hospital.

Participants in the event included nearly 100 Turfscape customers, friends, family, employees and guests who contributed through donations and sponsorships. In the past five years, the event has raised a total of \$51,500 for the hospital. **P**

Sitework • Roads • Grading • Underground Utilities
Sewers • Lakes/Ponds • GPS Controlled Machines

Commercial & Residential Development



WWW.EARTHMOVIN.COM

Phone 440-774-4578

Fax 440-774-2604

Email: earthmovin@verizon.net

15804 State Route 58, Oberlin, Ohio 44074



**Your real estate
deserves real management.**

Count on a CPM® professional to deliver real results.

CPM®

Entrust your investments
to the best in the business.
Partner with a CPM®.

For expert management of your real estate
portfolio, turn to a professional who has
earned the CERTIFIED PROPERTY
MANAGER® (CPM®) designation.

A CPM® has:

- Demonstrated experience in building value
- Pledged commitment to the highest ethical standards
- Proven expertise in maximizing returns

To find an CPM®
in your area, visit
www.irem.org/CPM

To register for a class, visit
www.irem.org/education

Or join others working to obtain their CPM
at these upcoming course offerings:

Successful Site Management (RES201)
October 3-5 & 10-12
3201 Enterprise Parkway, Beachwood, OH

CPM Capstone Track, October 6-10
Duke Realty Corp., 5455 Rings Rd, Dublin, OH

IREM Northern Ohio Chapter No. 41
(440) 835-1515
ohioIREM@comcast.net
www.iremnorthernohio.com



Institute of Real Estate Management



**Society for Marketing
Professional Services**

Northeast Ohio

Pillars of Success

Education | Relationships | Leadership

The Society for Marketing Professional Services (SMPS)
offers A|E|C marketers opportunities to take their careers
to a new level. Member benefits include:

- Marketing/business development educational seminars.
- Monthly programs focused on A|E|C industry trends.
- Certification program.
- Access to national online job bank.
- National marketing conference.
- Networking. Networking. Networking.
- Free subscription to Properties Magazine.

Contact Adam Killbourne, Membership Chair | 440.953.8760 | membership@smpsneo.org | www.smpsneo.org

July Construction Jumps 6%

The value of new construction starts advanced 6% in July to a seasonally adjusted annual rate of \$578 billion, it was recently reported by McGraw-Hill Construction, a division of The McGraw-Hill Companies. Led by the start of two massive electric power plants plus healthy gains for several public works categories, the nonbuilding construction sector climbed sharply. In addition, residential building edged upward, reflecting some strengthening for multifamily projects that offset further weakness for single-family housing. On the negative side, nonresidential building continued to settle back, as groundbreaking for manufacturing plants subsided from the heightened activity witnessed earlier in the year. For the first seven months of 2008, total construction on an unadjusted basis came in at \$337 billion, down 14% from a year ago.

Excluding residential building, new construction starts in the first seven months of 2008 were up 4%.

The July statistics lifted the Dodge Index to 122 (2000=100), compared to a revised 116 for June.

“The current year has seen wide swings on a month-to-month basis for both nonresidential building and nonbuilding construction, and in July it was nonbuilding’s turn to surge ahead,” says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. “While homebuilding continues to languish, and tighter lending standards are dampening commercial building, there are still project types that are reporting elevated activity to this point in 2008. For the nonbuilding sector, this includes electric power plants, water supply systems, and river/harbor development. For nonresidential building, such institutional structure types as schools, dormitories, hospitals, and detention facilities continue to see expansion.”

Nonbuilding construction

Nonbuilding construction in July climbed 27% to \$176.4 billion (annual rate). The electric utility category soared 156%, reflecting the July start of two large power plants, located in Tennessee (\$2.5 billion) and Virginia (\$1.8 billion). Through the first seven months of 2008, electric utility construction advanced 71% compared to last year, as this category is on track to register the highest level of construction starts since 2001. The river/harbor development category in July increased 119%, lifted by the start of a \$695 million project in New Orleans, Louisiana involving

June Construction Contracts for Cleveland Area

McGraw-Hill Construction recently reported on June contracts for future construction in the metropolitan statistical area of Cleveland-Elyria-Mentor, consisting of Cuyahoga, Geauga, Lake, Lorain and Medina counties. An authority on the construction market, the firm produces Dodge Reports and Sweets Catalog Files. According to the Dodge Analytics unit of McGraw-Hill Construction, the latest month’s construction activity followed this pattern:

	2008	2007	Percent Change
Nonresidential	\$113,285,000	\$98,945,000	+14
Residential	\$54,628,000	\$70,520,000	-23
Total Building	\$167,913,000	\$169,465,000	-1

For the year-to-date on a cumulative basis, the totals are:

	2008	2007	Percent Change
Nonresidential	\$1,000,242,000	\$619,842,000	+61
Residential	\$361,891,000	\$542,391,000	-33
Total Building	\$1,362,133,000	\$1,162,233,000	+17

- Nonresidential buildings include commercial, manufacturing, educational, religious, administrative, recreational, hotel, dormitory and other buildings.
- Residential buildings include one- and two-family houses and apartments.

Source: McGraw-Hill Construction

protection of the inner harbor as part of the ongoing hurricane reconstruction effort. Bridge construction in July rose 45%, reflecting a \$391 million project in New Orleans as well as \$132 million for more bridge renovation work in New York, New York. Highway construction in July bounced back 18%, following June’s lackluster pace. Although sewer construction receded 3% in July, the month did include the start of two major projects – a \$305 million sewer tunnel in Marietta, Georgia and a \$134 million upgrade to a wastewater treatment plant in Miami, Florida.

The “miscellaneous” public works category, which jumped 77% in June as

the result of a large natural gas pipeline project, retreated 55% in July.

Residential building

Residential building, at \$182.5 billion (annual rate), grew 2% in July. Multifamily housing posted a 22% gain, boosted by groundbreaking for two large projects located in New York, New York (valued at \$418 million and \$239 million), plus a \$282 million condominium project in Koloa, Hawaii and a \$101 million mixed use development in Dallas, Texas.

“Even with these July entries, the number of large multifamily projects continues to be on a downward trend,”

Murray says. "The construction start statistics show that during the first seven months of 2008 there were 18 multifamily projects valued at \$100 million or greater that reached groundbreaking, compared to 26 such projects for the same period of 2007."

Single-family housing in July dropped an additional 5%, extending its lengthy correction. For the first seven months of 2008, the dollar volume for single-family housing was 38% below last year. By region, the largest year-to-date declines for single-family housing were reported for the West, down 47%; the South Atlantic, down 40%; and the Midwest, down 37%. Declines of lesser magnitude were reported for the South Central, down 29%; and the Northeast, down 24%.

Nonresidential building

Nonresidential building in July retreated 4% to \$219.1 billion (annual rate). Much of the decline was related to an 81% plunge for manufacturing plant construction, which had been boosted in June by the start of a \$1.9 billion oil refinery expansion in Michigan. If the manufacturing plant category is excluded, nonresidential building in July would be up 7%. Most of the commercial structure types showed improvement in July, marking a brief departure from what has been generally a declining trend in 2008. Office construction climbed 28%, aided by two large data centers located in Fort Worth, Texas (\$155 million) and Piscataway, New Jersey (\$150 million). In addition, July's office total included \$120 million for the office portion of a \$370 million mixed use project in Boston, Massachusetts and \$120 million for an office building in West Des Moines, Iowa. Stores and warehouses in July witnessed gains of 13% and 17%, respectively, although year-to-date both structure types remained down more than 20%. Hotel construction was the one commercial structure type to weaken in July, dropping 25%.

On the institutional side of the non-residential market, healthcare facilities rebounded 33% from a weak June, helped by the July start of large hospital projects in Elmhurst, Illinois (\$300 million); Chicago, Illinois (\$225 million), and Omaha, Nebraska (\$83 million). While the healthcare category has shown an up-and-down pattern so far in 2008,

HUGE INVENTORY

We offer over 95 selections of stone to choose from!

Visit our showroom to see all the possibilities.



Mason Structural Steel, Inc.

7500 Northfield Rd.
Walton Hills, Ohio 44146

440.439.1040

Cultured Stone® products are an ideal complement for any type of commercial building, from office buildings and country clubs to retail spaces, restaurants and hotels.

www.masonsteel.com

"Serving Northeast Ohio Since 1958"

The company to trust with your window replacement needs.



"Our personnel has over 100 years of window experience. We are your commercial and historic window replacement specialists."



Setting the Standard for Quality since 1969

www.jamiesonricca.com

2800 Euclid Avenue • Cleveland, OH 44115
(216) 621-4277 Fax: (216) 621-7665

We Can Build Your Business!



1148 Prospect Avenue, Cleveland, OH 44115 216-696-3494 www.korfantmazzone.com

- Construction Management/Project Managers
- Design Build
- Commercial and Industrial Contractors
- Building Inspections



Now located in our building at 1148 Prospect Avenue!

through the first seven months it's holding onto a 10% lead in dollar terms over last year. The public building category in July increased 8%, with large detention facility projects in North Charleston, South Carolina (\$95 million) and Grayson, Virginia (\$88 million), and amusement-related construction grew 6%. The educational building category in July was steady with its June pace, while dormitories settled back 5%. Both structure types maintained dollar volume gains for the first seven months of 2008 versus last year, with educational buildings up 6% and dormitories up 33%. Churches and transportation terminals

"While homebuilding continues to languish, and tighter lending standards are dampening commercial building, there are still project types that are reporting elevated activity to this point in 2008. For nonresidential building, such institutional structure types as schools, dormitories, hospitals, and detention facilities continue to see expansion."

Robert A. Murray
McGraw-Hill Construction

witnessed reduced contracting in July, sliding 32% and 38%, respectively.

For the first seven months of 2008, the 14% decline for total construction compared to last year was the result of a 38% shortfall for residential building, outweighing gains of 1% for nonbuilding construction and 6% for nonresidential building. The improved level for nonresidential building was supported by a 104% surge for manufacturing plant construction year-to-date, reflecting the start of three massive oil refinery expansions valued at a combined \$12.7 billion. The institutional structure types in the first seven months of 2008 were up 7% in dollar terms, but the commercial structure types were down 9%. By region, total construction in the January-July period of 2008 showed decreased activity in the Midwest, down 12%; and the South Atlantic and West, each down 25%. The Northeast and South Central were each up a modest 2% year-to-date. **P**



In Pursuit of Service Excellence

Brennan Heating & Cooling preventative maintenance service contracts insure performance at the highest levels with the greatest reliability and efficiency.

 **Brennan**
and associates, inc.
Heating & Cooling

24-7
(216) 391-4822
www.brennanhvac.com
COMMERCIAL + INDUSTRIAL



Green on the Inside

"Green" is the new byword for the construction industry. Green building and sustainability are terms we hear frequently in today's marketplace. While many people believe green only applies to new buildings, it's important to remember it also applies to commercial interiors. A high performance, green facility is more efficient, boasts improved working conditions and uses durable products within the facility.

A LEED® Certified Commercial Interior space (or any renovated to similar standards) provides for a better environment. Benefits include improved HVAC systems, better lighting and natural daylighting. These internal comforts can be further enhanced with the addition of individual controls for lighting and HVAC within work areas.

Experience has proven the benefits of building green. Genzyme Corporation's corporate headquarters in Cambridge, Massachusetts reduced its energy consumption by 42% and water usage by 34% by incorporating green design into the building. Warner Brothers Studios renovated its Building 151 in Burbank, California and it reduced utility consumption by 38%. Average utility consumption and costs for a green designed facility are 10% lower than the conventionally designed building or interior.

Besides operational costs savings, benefits include increased productivity, reduced absenteeism and turnover, and increased moral. Toyota Corporation experienced a 14% drop in absenteeism when the customer-services unit occupied a LEED Gold Certified expansion at its North American headquarters. PNC Financial Services experienced a 50% drop in employee turnover in its Silver Certified building. Studies have shown that employee productivity is up 15% in green constructed facilities. A 1% increase in productivity is worth \$3.00/SF to a company, correlating to \$600 to \$700 per employee per year savings.

Green improvements to commercial interiors can incorporate many aspects of sustainability:

- High efficient water fixtures to reduce water consumption
- Low profile furniture to increase outdoor visibility

- Energy efficient lighting fixtures and controls
- Maximization of HVAC systems and controls
- Use of low VOC carpets, paints and finishes to improve air quality
- Office recycling procedures to reduce waste and disposal costs

Green improvements can be accomplished through research of available products and prudent selections of interior finishes. Today most manufacturers offer green products and materials with low VOC (volatile organic compounds) and reduced levels of urea-formaldehyde are readily available. As the green initiative gains momentum, costs of green products are becoming comparable to market line costs. With minimum increases in green construction costs, the benefits of increased productivity, and lower operating costs, and a company's ROI (return on investment) is increased, thus green improvements are profitable.

When considering the increased ROI and the human benefits of "going green," the decision of sustainable improvements is an easy choice. Green, sustainable construction is the air conditioning of the '50s. It's not a fad. It's here to stay.

BOMA Greater Cleveland is proud to provide this space to our associate members so they can inform, educate and share their knowledge with property management professionals. This article was written by Allan Welter, LEED-AP, project manager with D-A-S Construction Co. Welter obtained his LEED Accreditation in new construction in 2007 and an active member of D-A-S' Green Building Committee. He can be reached at 216.662.5577 x124 or by email at awelter@dascon.com. D-A-S Construction Co. has been a BOMA Greater Cleveland member since 2003. (Note: This article originally appeared in the July 2008 issue of Properties, but was mistakenly credited to another BOMA associate member.)

Melissa Johns

Communications Manager
BOMA Greater Cleveland

For more info on this article or BOMA Greater Cleveland, contact Melissa Johns at 216.575.0305 or mjohns@bomacleveland.org



IF YOU...

- ▶ ARE INTERESTED IN PARTNERING WITH OTHER INVESTORS IN THE PURCHASE OF "PRIDE OF OWNERSHIP" TYPE SHOPPING CENTERS, OR
- ▶ HAVE A SHOPPING CENTER THAT YOU WOULD LIKE FOR ME TO PURCHASE, OR
- ▶ HAVE A SHOPPING CENTER IN NEED OF PROFESSIONAL MANAGEMENT

...PLEASE CONTACT BOB NIETO



REAL ESTATE
MANAGEMENT • INVESTMENTS • AUCTIONS

Tel: 330-225-2822
rgnietoco@stratos.net
rgnietoco.com





ARCHITECTS, INC.

We were proud to provide our architectural services for the new Joseph & Helen Lowe Pre-Engineering and Technology Center at St. Edward High School.

*Thomas E. Tomsik, AIA
T. Michael Tomsik, AIA
Class of 1977*

Distinctive architecture and practical experience in all types of educational, religious, commercial, healthcare and multi-family projects

921 Literary Rd., Cleveland, OH 44113-4440 • Tel. 216-781-7385 • Fax. 216-781-7387 • www.tomsik.com

Walsh Construction

Specializing in personal service, hands on experience since 1980 on all types of commercial and private work.

- + New Construction
- + Renovations
- + Masonry Restorations
- + Building Alterations
- + Additions to Complete Turnkey

4396 West 130th Street
Cleveland OH 44139
Phone: 216/688-0666
Fax: 216/688-0555

We are proud to have been the general contractor for the Joseph & Helen Lowe Pre-Engineering Center and St. Edward Chapel



Engineered for Innovation

\$3.5 million addition promotes technology training at Lakewood's St. Edward High School

By Penelope Derethik | Photos by Bill Webb

The genesis of St. Edward High School's new Joseph and Helen Lowe Pre-Engineering and Technology Center in Lakewood was a simple matter of supply versus demand. Over the past few decades, the number of students pursuing engineering degrees in the U.S. has dropped so dramatically that many American companies have been forced to import talent to keep up with ever increasing industry needs. Gregg Lowe, Texas Instruments' senior vice president of analog development and a St. Ed's graduate, was determined to do something about it.

Seven years ago, Lowe was the inspiration behind the development of pre-engineering curriculum at his alma mater. Within a few short years, this unique course of study became so popular that it was evident that more on-campus space was needed to accommodate the ever-growing number of students clamoring to sign on.

Following an extensive feasibility study started in 2006 by Cleveland-based architectural firm of Tomsik & Tomsik, it quickly became clear that building a new wing from the ground up was a more practical solution than attempting to convert and retrofit the 50-year-old former residence of the Brothers of the Holy Cross, the religious teaching order who founded the high school.

Once again Lowe stepped up to the plate, spearheading the capitol campaign effort and within just three months the entire \$3.5 million project budget, which also included monies for the adjoining school chapel, was not only raised, but in the bank. Less than one year later, the center was up, outfitted and welcoming students when the fall semester kicked off in August thanks to Tomsik & Tomsik and general contracting firm Walsh Construction.

Interestingly, the St. Ed's connection carried over into the design, development and building phases, since both T. Michael Tomsik and Jim Walsh are St Ed's graduates.

The exact footprint for the new wing, including the chapel, is 16,000 square

feet, with 13,315 square feet devoted to the pre-engineering and technology center spread over two floors. The center was specifically designed to blend with the original school structure both inside and out.

"We took a good hard look at the existing building and knew we needed to source building materials and incorporate a 'retro flair' design in the new wing in order for the visual line of sight to compliment rather than distract from the main campus," Michael Tomsik says.

That order among many others was the responsibility of Walsh Construction, which came up with a match for both the creamy color brick and black granite that highlights the original main building constructed in 1949.



HEAD OF THE CLASS The latest teaching tools, such as projection screens and computerized equipment, are incorporated in all classrooms.

“I was excited to be selected as the GC for this project since several members of my family, including myself, are graduates,” Walsh says. “So doing due diligence to the details was especially important.”

Although there were a few “road bumps” in the beginning, including dealing with Northeast Ohio’s ubiquitous shale sub-surface and the City of Lakewood’s plan to rebuild Detroit Avenue directly in front of the site, the project was completed in record time.

“We began demolition last August and the project was completed well within the time frame I had anticipated,” Walsh says.

The project team also points with pride to the sleek, curved lines of the exterior radius walls that frame the masonry and steel load-bearing structure and are mirrored throughout the interior.

“The glass, steel and brick exterior definitely speaks to the high-tech function of the inside and out,” Tom Tomsik says.

Attention to detail is evident to even the casual observer when crossing the threshold into the lobby and looking up to the rich, custom cherry wood ceiling with its elegant curve and flow design and then down to the sealed concrete patterned floor set as a precise mirror image.

ALBER & RICE INC.
 CIVIL & STRUCTURAL ENGINEERS
 CLEVELAND OHIO
 216.252.7840
www.alberandrice.com

We are proud to have provided engineering design at St. Edward High School's Joseph & Helen Lowe Pre-Engineering Center

CROWN
 CONSULTING ENGINEERS INC.

Over 200 Years Combined Experience
 Electrical • Mechanical • Plumbing • Leed-Certified
 Commercial, Industrial, Institutional, Health Care

34900 Chardon Rd Ste 109 **440/954-9565**
 Willoughby Hills OH 44094 www.crownengin.com

ADVANCED ROOFING SYSTEMS

WE ARE PROUD TO HAVE BEEN PART OF THE
TEAM WITH WALSH CONSTRUCTION FOR:

St. Edward Pre-Engineering & Technology Center

7160 Krick Rd.
Watons Hills, OH 44146

Phone: 440/439-9820

Fax: 440/439-9822

MID STATE RESTORATION, INC.

MASONRY RESTORATION SPECIALISTS SINCE 1954



Specializing in:

- Brick Repairs
- Stone Restoration
- Building Cleaning
- Concrete Restoration
- Caulking/Tuckpointing
- Water Repellents
- Total Repairs & Replacement of Lintels, Parapet & Terra Cotta

*PRESERVING THE PAST WITH PRIDE AND
COMMITMENT FOR THE FUTURE!*

2521 MONROE AVENUE • CLEVELAND, OHIO 44113-4121
(216) 771-2112 • FAX (216) 771-0508

VISIT OUR WEB PAGE @ www.midstaterestoration.com

Salt for Ice Control Bag and Bulk



- Halite
- JiffyMelt
- Calcium Chloride

Big Savings on Truckload Orders!

Minimum Delivery = 1 Pallet
Forklift Delivery Available

John S. Grimm, Inc.

1-800-547-1538

Authorized **Cargill** Dealer



CLEVELAND ENGINEERING SOCIETY
LEARN • CONNECT • LEAD

Cleveland Engineering Society

Leadership Breakfast Series

A dynamic forum featuring distinguished speakers from some of Northeast Ohio's most successful businesses and offering timely exposure to strategic business, technological and community issues.



OCTOBER 21, 2008

Robert C. Klaiber, Jr., P.E., P.S.
Cuyahoga County Engineer
7:30-9:00 a.m.

Sammy's University Club
3813 Euclid Ave.
Cleveland, OH

Registration:
\$35 for CES members
\$40 for nonmembers
\$25 for CES student members
\$30 for student nonmembers
*Special pricing for tables of 4 and 8;
email mdonovan@cesnet.org for details*

To register, or for additional info on the Cleveland Engineering Society's Leadership Breakfast Series, call 216.361.3100 or visit cesnet.org

Properties is a proud media sponsor of the CES Leadership Breakfast Series



ROBOTICS ROOM Students will receive hands-on education in the state-of-the-art robotics lab, which is situated on the lower level of the new Pre-Engineering and Technology Center.

"We went with acoustically designed cherry ceiling panels from a practical standpoint and to add a touch of warmth to offset the industrial feel of the rest of the building," Tomsik says.

Another unique feature is the line-of-site design that not only allows for the flow of plenty of soft, filtered natural light, but also lends itself to easy room-to-room observation from various vantage points on each floor.

With an eye towards the future, both the main floor, which houses two computer labs, classrooms and offices, and the open basement, where a state-of-the-art robotics lab, pre-engineering lab, seminar room and two classrooms are located, were designed to allow for easy expansion.

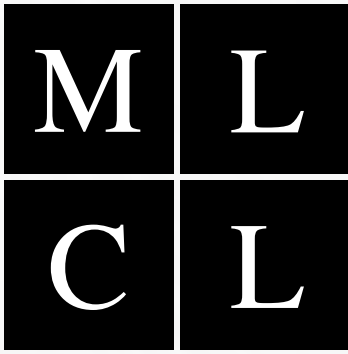
"Considering that 50% of the entire student body is enrolled in the pre-engineering tract and that we are attracting more and more students as our reputation grows, we felt it imperative to anticipate our long-term space requirements," St. Ed's Principal Gene Boyer says.

When it came down to selecting the color scheme, there was no question which way to go.

"St Ed's gold and green was the only choice, but with an updated interpretation to relate to the high-tech engineering of the firm," says Michael Tomsik, who went to great lengths to find suitable matches from the finishes of tile, wood, metals and paints that would blend with the central building.

To keep students, instructors and delicate equipment "climate controlled" year round, a rooftop HVAC system with precision zone controls was installed. And to keep things safe and sound, Trico Security of Broadview Heights outfitted the center with a sophisticated, high-tech security system as the projects' final touch.

"I couldn't have been happier with the results," Lowe says. "The curriculum and now this building will go a long way in dispelling the 'Geeks R Us' myth surrounding engineers and inspire young men and women to follow a career path they might never consider. At the same time, it is a fitting tribute to my parents [Joseph and Helen Lowe] who inspired me and my 10 brothers and sisters to be all that we could be." **P**



McCarthy, Lebit, Crystal & Liffman Co., L.P.A.

Over the past 50 years, we have been the “go to” firm for tax planning and tax problems. That reputation did not come by accident. Along the way, we have also become known for our expertise and creativity in representing Buyers and Sellers of businesses, lenders and borrowers, clients seeking to construct or acquire real estate (commercial, retail, industrial or residential) and we have created an outstanding business and construction litigation team. We do it all at affordable, middle-market prices.

101 West Prospect Avenue, Suite 1800 • Cleveland, Ohio 44115
(216) 696-1422 • Fax: (216) 696-1210 • www.mccarthylebit.com



BRUNSWICK LIBRARY
DESIGNED BY DAVID MILLING ARCHITECTS

Infinity Studio is pleased to announce its new Digital Imaging Capabilities this year. This powerful, state-of-the-art technology enables the most brilliant, detailed, crisp images with remarkable turnaround and cost-efficiency. Contact me to learn how Infinity Studio can make your next project an even bigger success.

Infinity Studio
Photography

William H. Webb
whwebb1@sbcglobal.net
www.infinity-studio.com
216-631-1987

Check out our work in *Visions of Design*, published by Panache Partners, LLC.
Available in bookstores in late 2008.



Big Moves at Ben Venue

Pharmaceutical manufacturer expands Bedford complex with environmental impact in mind

By Jessica Nelson | Photos by Ken Krych

Technicians and chemists in knee-length, white button-down lab coats stride confidently through an amazing labyrinth of corridors and stairways at the Boehringer Ingelheim Ben Venue Laboratories pharmaceutical manufacturing plant in Bedford. The approximately 1,200 employees are accustomed to the invigorating, winding 10-minute trek through this vast, intricate maze from Ben Venue's south front door to the central cafeteria. As first-shifters file in for lunch, they grab the tables near the windows as the sun shines brightly on the view of Ben Venue's massive 33-acre campus.

The street view from Northfield Road is tasteful and unassuming. Passersby would be in awe of the sheer size of the office, laboratory and manufacturing facilities here, were it all not able to blend into the surroundings so discreetly.

By the same token, most Northeast Ohioans would never suspect that the Cleveland area has a stake in the global pharmaceutical industry, but Ben Venue Laboratories (BVL) has been quietly growing its pharmaceutical manufacturing business since 1938. Ben Venue has also been improving the local environmental conditions and striving to prevent any negative environmental impact from its manufacturing activities since the company was purchased by Boehringer-Ingelheim in 1997.

With the completion and occupation of its new \$15 million Lab and Office Building this year, Ben Venue continues to strive for and then surpass the major goal of its continuing multi-phase expansion by creating a total environmental package: the company walks the walk and talks the talk by encouraging environmental awareness in its corporate culture at a facility quite literally built on the principles of recycling, conservation and preservation of resources.



GROWING BUSINESS Ben Venue Laboratories has quietly grown its stake in the global pharmaceutical business from its Northeast Ohio campus since 1938.

A stroll through the new Lab and Office Building

The 100,000-square-foot, steel-framed Lab and Office Building with light brick exterior and glass aluminum walls houses laboratory and office space on its first three floors and HVAC and boiler

systems in the rooftop penthouse. A covered bridge on the second floor connects it to the rest of the campus.

Registered with the US Green Building Council (USGBC), the building uses 29% less energy than it would if it were a conventionally designed building.

“The project utilizes many environmental conservation techniques,” says Cheryl May, supervisor of environmental health and safety at BVL. “We are in the process right now of getting ready to submit our application for LEED certification.”

After breaking ground in November 2006, builders used recycled asphalt material and crushed used concrete for fill. With the help of Pete & Pete Container Service, the team was able to recycle 88% of construction debris, landfilling only 300 cubic feet and donating 1,600 cubic yards of reusable crushed concrete to a public highway initiative.

The project used 27% recycled content materials including backfill, concrete block, fabricated steel, miscellaneous structural steel, bar joists, rebar, building



Photo courtesy of Ben Venue Laboratories

panels, metal studs, gypsum board, vista wall and ceiling tile.

Additionally, the building is designed to work more efficiently than a conventionally built facility, from its water usage to its heating, cooling and ventilation.

For instance, manufacturing pharmaceuticals at the BVL complex requires a significant amount of water, so the com-

CONNECT CAMPUS The majority of the buildings at Ben Venue are connected for employee access. A pedestrian bridge joins the new office and laboratory building.

pany is coming up with ways to reduce, conserve, reclaim and reuse water wherever possible. One way it reduces water consumption is to store water rejected from a special water treatment system in tanks and use this water for other applications.

Other ways that BVL is conserving water is by installing waterless urinals, dual flush toilets and low-flow faucets in restrooms. The landscaping around the Lab and Office Building is mostly colorful river-rock gravel dotted with green indigenous shrubbery and trees, which do not require irrigation. Ben Venue estimates the water savings to be almost 200,000 gallons of water per year in the Lab and Office Building alone.

The project’s other environmental components include doors and win-



EBERSOLE
STRUCTURAL ENGINEERS LTD

**Pleased to provide structural engineering
for Ben Venue Laboratories**

Phone 440.526.1200 | Fax 440.526.1270
10275 Brecksville Road, Brecksville, OH 44141



EDP Consultants, Inc.



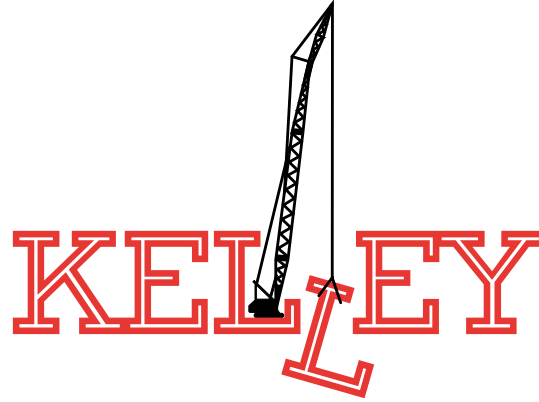
**J.V. Janitorial
Services, Inc.**

- Commercial Buildings
- Construction Sites
- Special Event Clean-Up
- Concrete Cleaning
- Carpet Cleaning
- Window Cleaning
- Wall Washing
- Acoustical Ceilings

**1230 East Schaaf Road
Brooklyn Heights, OH 44131**

216-749-1150

www.jvjanitorial.com



Kelley Steel Erectors, Inc.

would like to congratulate

Ben Venue Laboratories

on all their accomplishments and is proud to be a part of their projects.

7220 Division Street • Bedford, Ohio 44146 • Phone: (440) 232-9595 • Fax: (440) 232-0272 • www.kelleysteel.com

Serving the industry since 1892

1928



1948



2008



Helping Ben Venue grow from generation to generation

We've been there in the past, and we'll be there for you in the future.

CARR BROS.

7177 Northfield Rd • Bedford, OH 44146
P: 440-232-3700 • F: 440-786-7757



APSCO Architectural Products Sales Co.

4641 Spang Road, Bedford Heights, Ohio 44111

BEN VENUE LABORATORIES

WE ARE PROUD TO HAVE WORKED WITH DUFF
& HELLER ARCHITECTS AND BEN VENUE
LABORATORIES TO TREAT THE GLASS CURTAINWALL
FOR THIS VERY SPECIAL PROJECT.

Specializing in:

Curtainwall and Storefront
Composite Panels
Granite Curtainwall
Skylights

We offer:

Budget Estimates
Consulting
Curtainwall & Window Design
Value Engineering

Visit our website at www.apsc-co.com to
view some of our award-winning projects

*Over 35 years experience in
curtainwall and window installation*

Phone 216.459.0500 | Fax 216.459.8899

**Proud to be a part of the
Ben Venue Lab Office Project team.**

WBI

Wojcik Builders Inc.

*We don't just
look the part.
We deliver!*

Interior Specialists Serving NE Ohio for over 20 Years

Metal Stud Framing - Drywall - Acoustical Ceilings - Carpentry
Doors, Frames & Hardware

98 First Ave., Bedford, OH 44146

PH. (440) 786-1776

FAX (440) 786-1576

dowsills made of Forest Stewardship Certified wood harvested from sustainable, certified forests, automatic shutoff occupancy light fixtures that self-adjust according to the amount of natural light in a room, recyclable Green Label Plus carpet, additional wall insulation, and recycled chipped glass in the smooth, cast concrete counters in kitchen and break room areas for a fun effect.

All the paint is low-emitting VOC to preserve indoor air quality.

“We tried several different paints, the LEED paint more than met our expectations,” says Steve Peterson, project coordinator for Ben Venue.

The blue, green, yellow and brown interior color scheme provides a nice aesthetic effect as well, says Gregory Shelton of Architectural Products Sales Co., as does the glass product selection.

“The architect’s choice of high performance glass provides a very nice environment for the workers,” says Shelton, whose company engineered and installed the glass curtain walls. “We installed approximately 25,000 square feet of glass on the building all of which has a very high U value for insulation, a low E value for protection from ultra



LAB WORKS Much of the work at Ben Venue is done in state-of-the-art laboratories, where well trained personnel test and develop new and existing products.

violet rays and a special solar heat coating with a high shading coefficient.”

Mechanically, a chilled glycol system consists of two high-efficiency chillers with variable frequency drives and a double loop distribution system. The primary loop uses variable frequency drives to control the chiller compressors at optimum efficiency. The secondary loop supplies chilled glycol to the air handlers via pumps with variable frequency drive speed controls to minimize flow rates and energy use.

The boiler system operates much the same way as the chillers with multiple variable fire rate boilers and a two-loop system to maximize efficiency. The air handlers use variable frequency drives on the fans to optimize fan efficiency, as well as economizers that maximize the use of cool dry outside air, as opposed to air conditioning, as much as possible.

“Typically, climate control in an office building would be accomplished with DX units with the refrigeration and heating all in one,” says Chuck Grosel, a vice

Blazing a trail of excellence

Ben Venue Laboratories, Inc. is a privately held developer, manufacturer, and marketer of sterile pharmaceuticals. Serving the international health care industry with reliable, high quality dosage forms, BVL strives to optimize its return on investment in people, facilities, equipment and applied research. It also markets its own line of generic injectables to hospitals in North America through its Bedford Laboratories division which are currently offering a variety of products including oncology, cardiovascular, anesthesia, antipsychotic and other miscellaneous products to hospital and alternate care markets.

BVL has been under contract with the National Cancer Institute since 1967 to develop parenteral dosage forms for many anticancer agents. It has also manufactured various AIDS-specific drugs in conjunction with the NCI.

Ben Venue Laboratories, Inc. is a subsidiary of Boehringer Ingelheim Corporation based in Ridgefield, CT, and a member of the Boehringer Ingelheim worldwide group of companies based in Ingelheim, Germany, with operations in 45 countries.

BVL’s first major product was estrogen, a hormone extracted from the urine and blood of pregnant mares. The next major product was freeze-dried human blood plasma, which saved lives by preventing shock and replenishing blood volume. During WWII, the company developed techniques allowing it to produce sterile lyophilized plasma for the U.S. military. Ben Venue became the

first company to receive the coveted Army-Navy “E” Award for effort. From 1943 to 1945, Ben Venue operated a penicillin production plant as part of a massive effort to bring penicillin within the economic reach of the world’s population. Soon after, it provided the original development work and initial production of the antibiotic Bacitracin.

In the 1950s and ‘60s, Ben Venue evolved into a major contract developer and manufacturer of parenterals.

In 1967, the National Cancer Institute awarded it the first of numerous development and manufacturing contracts for clinical dosages of anti-tumor agents, a relationship which continues to this day.

In 1994, the company created the Bedford Laboratories division, a separate division dedicated to the marketing of a select line of specialty injectables, some difficult to obtain from other sources.

In December of 1997, the Boehringer Ingelheim Corporation US subsidiary of Boehringer Ingelheim GmbH, purchased Ben Venue.

Today, the Bedford plant is one of the largest suppliers of generic injectable pharmaceuticals to the hospital market. Over the years, the company has grown to produce more than 800 pharmaceutical products. Their customer list has grown to become a virtual who’s who of the US drug industry as well as many international firms. —JN



SAFE SPACE As clean working environments are crucial to the testing and development of pharmaceuticals, air quality is constantly monitored in the numerous laboratories and other facilities.

president at Ben Venue who served as project director. “Our automated chiller/boiler system will run more efficiently and be more cost effective over time.”

Another method BVL used to reduce the cooling required in summer months was the installation of a reflective white coating on the roof, which reduces cooling energy expenditure at a Solar Reflective Index (SRI) of 85.

For conservation of electricity, BVL purchased high efficiency copper wound transformers and specified all wire to be copper rather than allowing aluminum. The lighting system in the building senses the amount of natural light and automatically dims the light fixtures

to a comfortable level and also uses occupancy sensors to turn the lights on instead of wall switches, which can be let on.

“It was a good project for us,” Peterson says. “Many of the employees have given positive feedback.”

“Working in the new LEEDS building at Ben Venue Labs has been a real treat,” says Karen Dufala, PPD senior scientist. “My favorite feature is having windows and natural daylight in our office areas. In my own daily living, I try to support recycling efforts for a better tomorrow. Therefore, I am especially thankful that a large portion of our office cubicles and lab furniture were recycled from the old

areas. The interior decorating incorporated old with new and the color scheme is delightful, using blue, green, brown and yellow for a very natural feeling.”

Providing clean air

The Lab and Office Building successfully integrated the development, manufacturing and quality testing practices of pharmaceuticals with green building methodologies, particularly in providing good indoor air quality.

“One of our goals was to make the air quality as good as possible right from the beginning,” says Grosel.

Pharmaceutical manufacturers must produce products with delicate equipment in highly sensitive and stable environments to meet requirements set forth by international regulatory agencies including the US Food and Drug Administration (FDA), Medicines and Healthcare products Regulatory Agency (MHRA) and European Medicines Agency (EMA). Exhaust hoods create the biggest heat losses in labs.

“Ben Venue realized that if they invested in high efficiency automated hoods, they would recoup the costs in a shorter period of time,” says Bill Doty, LEED specialist, design architect on



Congratulations to Ben Venue Laboratories!

Accept No Limits.
ThyssenKrupp Elevator is the world's premier manufacturer, installer, and service provider of new installation and modernization vertical and horizontal transportation. We are the recognized global leader in technology, quality, and customer satisfaction.

teamNorthern Ohio
9200 Market Pl., Broadview Heights, OH 44147
Phone: (440) 717-0080, Fax: (440) 717-0088
Web: www.thyssenkruppelevator.com

ThyssenKrupp Elevator
Americas Business Unit



ThyssenKrupp

Going... going... green!



eBlueprint - The "GREEN" Printer

eBlueprint produces less hard copy waste:

- Drawings and specs are available for instant online reference
- Uploading files eliminates the need for plotting originals
- In-house check sets can be printed at 1/2 size
- The entire design and construction team has the ability to order partial sets, 1/2 size sets, and electronic CDs

Fuel and Energy Savings:

- Eliminate the pick up of drawings and specs by uploading directly to eBlueprint
- Eradicate shipping needs by collaborating the entire design team to upload electronic files to your specific eBlueprint projects
- Reduce the need for deliveries by downloading electronic files

**Think Green: call or visit
www.eblueprint.com today!**

Headquarters

3666 Carnegie Avenue
Cleveland, OH 44115
toll free: 888-443-2583
phone: 216-281-1234

Westside Branch

29225 Center Ridge Rd.
Westlake, OH 44145
phone: 440-835-2343

Eastside Branch

4949 Galaxy Pkwy
Cleveland, OH 44128
phone: 216-831-1111

Warehouse District

700 West St. Clair Ave. B25
Cleveland, OH 44113
phone: 216-522-0911

Akron Office

1915 West Market Street
Akron, OH 44313
phone: 330-865-4800

eBlueprint[®]

A division of **ARC**

H&M Snow Pros

“We don’t provide snowplow service, we provide peace of mind.”



Providing Snow
and Ice Management for:

- Municipal
- Industrial
- Commercial
- Retail

**We plow the
competition
away!**

p.440.564.1157

f.440.564.5609

www.hmsnowpros.com

the project and owner of Bedford-based Doty & Miller Architects.

For this reason, automated low-flow fume hood systems were used in lab areas so that when the fume hood doors are closed, less air exhausts. When the doors are open, the system automatically adjusts, maintaining the minimum airflow across the face of the hood, keeping substances from escaping into the room.

Prior to construction, BVL developed an indoor air quality plan to ensure that the air delivered to the offices and labs was not contaminated with construction dust and VOC gasses from adhesives, sealants and solvents. The plan called for all ductwork to be shipped with both ends covered. Contractors had to keep all the ducts under construction covered with plastic to keep the ducts free from construction dust. As they installed return grills, they covered them with MERV8 filter media to keep dust from entering the HVAC system.

Before employees occupied the new building, the air-handling unit filters were replaced with new 14 MERV filters and each floor was flushed with more than 4 million cubic feet of outside air. To ensure good air quality throughout construction, Ben Venue enforced the use of sweeping compound during cleanup, smoking prohibition and prohibition of food or beverages other than water in the building.

Setting the pace of the project

Bill Doty, Joe Linek and Heather Walters of Doty & Miller Architects joined the project in fall 2006 after Ben Venue interviewed the firm on the recommendation of the City of Bedford.

“We had to get the project done on a fast track process, which took a lot of coordination between us, Ben Venue and its internal departments,” says Doty. “[It helped that] we were right around the corner in Bedford. If they needed something, they could come right over.”



CLEAR THE AIR State-of-the-art exhaust fans are one component of a sophisticated HVAC system designed for maximum sterility.

Photo courtesy of Ben Venue Laboratories

for the foundation, structural framing, exterior envelope, mechanical, plumbing and electric work, and finally interior finishes. From fall 2006 to spring 2007, this process maintained the quick rhythm of construction.

“We accelerated the design and the construction drawing packages and got them out to bid so that we kept pace with the design as they were building it,” Doty says.

Both pharmaceutical industry technology and green building standards evolve rapidly, and the project designs changed in real-time to accommodate industry trends.

“All the time we were trying to integrate LEED and green building standards within the project scope,” Doty says. “We couldn’t have done it without the Ben Venue staff. Everyone was so committed to working as a team.”

Positive impact

While the new Office and Laboratory Building utilizes sustainable building

Proud provider of fire protection services for Ben Venue Laboratories

FOX FIRE

FIRE PROTECTION CONTRACTOR

440-238-5543

21931 W. LUNN RD., STRONGSVILLE, OHIO 44131

**Maintenance
Installations
Inspections**

**24 Hour
Emergency
Service**

V-ATC

- Environmental Consulting & Remediation
- Indoor Air Quality/Industrial Hygiene Assessment
- Mold Remediation, Evaluation & Interpretation
- Asbestos & Lead Paint Survey, Design & Construction Services
- Geotechnical Engineering & Construction Materials Testing
- Environmental, Health & Safety Training



SCOTT PEASE PHOTOGRAPHY



Brunswick MOB (Perspectus Architecture)

440-724-5510
peasephotography.com

We work for you



Specialists in Real Estate Insurance Since 1949

Schneider-Dorsey & Rubin insures over four billion dollars
in property values with a single focus in mind... you!

As independent agents, we have the flexibility to provide
customized real estate insurance specific to your needs.

At Schneider-Dorsey & Rubin, we don't work for the
insurance companies - we work for you.

3 Commerce Park Square • 23230 Chagrin Blvd. • Cleveland, OH • (216) 831-7272 • Fax (216) 292-9179

techniques and materials, Ben Venue Laboratories' efforts toward making a positive green impact didn't begin here.

For over a decade, Ben Venue has consistently demonstrated enthusiasm for projects that improve the environment and connect BVL to the Bedford community. Through BVL's commitment to brownfield re-use and re-development in the environmentally sensitive Tinkers Creek Watershed, BVL entered the OEPA Voluntary Action Plan (VAP) to clean-up contaminated property. From 1999 to 2005, the company worked with the Ohio EPA and a VAP Certified Professional to remove 8,500 tons of contaminated soil from polluted brownfields in Bedford. A "no further action" was filed and a "covenant not to sue" was issued by the OEPA in 2005. This property is the site of the newly completed Office and Laboratory Building.

Ben Venue's Environmental Management System (EMS) includes compliance and systems audits every three years, quarterly inspections and internal audits, supplier audits, standard operating procedures for laboratory areas, production, new product review, waste minimization and recycling, utility conservation, and a highly-trained 32-member spill response team. In 2007, the company recycled over 730 tons of materials while still reducing its disposal costs for landfilling by more than \$15,000. Through other environmental upgrade projects throughout buildings on the property, Ben Venue estimates it has

Looking back

Before Ben Venue Laboratories' physical and economic presence in Bedford grew to the impressive proportions of today, another larger-than-life industry leader occupied the land. In the early 1900s, the land was home to the McMyler Interstate Company, a designer and builder of cranes, dumpers and powerful industrial lifting machines that were in demand nationwide.

Several buildings of steel construction, continuous windows and skylights, and wood block floors made up the McMyler plant. The facility included a bowling alley, hospital, cafeteria, poolroom and shower rooms.

The Bedford Engineering Corp. advertised the plant for sale during the Great Depression in 1929, lauding its excellent location and versatility.

In the later 20th century, businesses occupying the property included the Floyd A. Holes Company, S.E. Mighton Company, Stalwart Rubber Company, Bedford Tool & Forge Company, and Lewis Welding & Engineering Corporation.

Ben Venue moved to the property from its downtown Cleveland offices in 1941 and began a government-subsidized project manufacturing penicillin due to the increasing demand for it during WWII.

reduced its carbon footprint by 500,000 pounds of carbon dioxide per year.

Currently, the company is being considered for the EPA's Governor's Award for Outstanding Achievement in Environmental Stewardship, which the State of Ohio reserves for "companies and organizations who have made outstanding achievements in reducing pollution through source reduction or the recycling of waste" and who aim "to reduce the impact of businesses on the environment beyond measures required by any permit or rule, producing a better environment, conserving natural resources and resulting in long-term economic benefits."

Moving forward

Looking ahead, Ben Venue continues to grow and estimates that all of its buildings will together occupy close to 700,000 total square feet by 2009, and even more after additional property

acquisition and renovation for future phases of the company's long-term strategic expansion plan. Currently, it is working on a 224,000-square-foot Cytotoxic and Genotoxic manufacturing addition called the Phase 5 Conversion. The building should be completed by the end of this year.

As that growth continues, Ben Venue is incorporating many of the ideas established during the Office and Lab Building construction process into new projects.

"The future for Ben Venue looks great," May says. "We are constantly striving to add value to our company through innovative ideas. This project has truly delivered measurable results in energy efficiency, the reduction in landfill space, and water use reduction. We accomplished our environmental goals while still creating a comfortable, productive and healthy working environment for our employees." **P**

We are proud to have been part of the team at Ben Venue



CONTAINER SERVICE, INC.

**"The Leader in
Container Service"**

(216) 441-4422



YOUR CONSTRUCTION SPECIALISTS

GREEN & LEED PROJECTS

10, 20, 30, 40-YARD ROLLOFF CONTAINERS

Inside Information

Cleveland's Construction News Corporation provides competitive project data

By Jessica Nelson | Photo by Ken Krych

“It all comes down to information,” says Ted Blaicher, president of Cleveland-based Construction News Corporation.

Since 1993, CNC has been committed to providing hard-to-get, timely, valuable and accurate construction project information to its customers by reporting competitive intelligence on public, private commercial and industrial construction projects from preconception through the bid phase throughout Ohio and Michigan.

Drawing on sources including architects, developers and engineers, CNC lets general contractors and subcontractors know in real-time the deadline dates and times, contact information, what a project is most likely to cost, and who is most likely to build it. By disseminating information as quickly as possible, CNC gives its customers the maximum amount of time to access plans and determine pricing, enabling contractors to make decisions sooner than they would otherwise be able to and sooner than their business rivals can.

Actionable intelligence

“What we have always wanted to do and what we continually want to do is give people what they need in a timely



SPREADING NEWS Reid Clark, vice president of operations, and Ted Blaicher, president, lead a tour of CNC's plan and specifications scanning facility at its Middleburg Heights headquarters.

manner,” says Reid Clark, vice president of operations at CNC.

CNC's planning news is currently following 20,000 projects in the planning stages.

Thousands of regional customers subscribe to www.cncnews.com. The Northeast Ohio edition alone reports on 25 counties. Roughly 200 print newspapers of this particular edition are in circulation biweekly in Northeast Ohio, while 100% of Michigan subscribers use the online service.

While CNC's print newspapers, distributed bi-weekly, are portable and therefore crucial to on-the-go contractors who travel daily, customers who

subscribe to the website are able to search an extensive, detailed database of real-time information on their own terms.

Subscribers are able to conduct unlimited searches by any combination of job code, title, city, keywords, section or county, and then save each set of search requirements for future use at no extra charge.

Search results yield project details including but not limited to definite bidding dates, highly likely bidding dates, owner and developer contact information, square footage, and types of work needed such as painting, plumbing, or HVAC.

Subscribers can add jobs to a list of favorites, and CNC will automatically track those jobs and send automatic email updates should any information change.

“Instead of us determining what you want to see, you can determine what you want to see by your own parameters,” Blaicher says. “In lieu of us determining what you want to see, we're going to give you everything. You can sort it and save that sort.”

This feature is a benefit to everyone in the industry from general contractors and subcontractors to sales and marketing professionals, whom con-

Let us show you how we can work for you!

Standards of excellence matter to our customers. That's why for nearly two decades, building owners and managers, general contractors, developers, architects and health care facility managers have looked to Designer Accents for quality interior products, professional service, and timely, well-executed delivery. Single-source accountability. Product selection and service like no other. Competitive pricing. Offered by people who know your business inside and out.



- ✓ WINDOW TREATMENTS
- ✓ CUSTOM STORAGE SYSTEMS
- ✓ MOTORIZED/MANUAL SHADES
- ✓ BATH ACCESSORIES
- ✓ PROJECTION SCREENS
- ✓ CUBICAL CURTAINS & TRACKS
- ✓ MIRRORS
- ✓ MEDICINE CABINETS
- ✓ CLOSET SHELVING
- ✓ AND MORE

www.designeraccentsinc.com • 23632 Mercantile Rd. Unit L, Beachwood, OH 44122 • 216/360-9255 • Toll Free 800/668-9255

tractors or manufacturers have assigned to specific sections or geographic areas to generate leads, helping to narrow down and clarify an individual representative's target market.

In addition to the major players in the construction industry that use the service, CNC has been a benefit to the banking industry, the hotel industry and the telecom industry.

"Any type of business that can look at our information and find a use for it within their business ends up using us," Clark says.

CNC posts all available plans and specifications on the website, as well. In cases where customers must purchase plans from original vendors, CNC will post a link to the plans on vendors' pages. Alternately, CNC will order hard copy plans, scan them and post those electronic images. Customers can also upload plans directly to the website.

Multiple users can access one account simultaneously remotely from different physical locations.

Savvy competitive intelligence professionals who work within the construction field can then take the



Featured Project: Avon Baseball Stadium

Quality Building through Partnerships

One Project at a Time



Construction Management, General Contracting & Pre-Construction Planning

SERVICING:

Commercial, Healthcare, Education, Public Works & Retail Construction Markets

18440 Cranwood Parkway • Warrensville Heights, Ohio 44128

216-663-3777 Phone • 216-663-3778 Fax

www.infinityconstruction.com

Cleveland's Steel Headquarters

STEEL JOISTS

STRUCTURAL IRON

METAL ROOF DECK

STEEL STAIRS & RAILS

STEEL ERECTION

Columbia Building Products

25961 ELM STREET • CLEVELAND 44138

440-235-3363

fax 440-235-3372

First Federal of Lakewood Offers Strength & Stability.

With a variety of fixed rate and commercial loan products, we're able to specialize and tailor to the needs of:

- Property Owners
- Property Managers
- Real Estate Investors

Make your business grow. To learn more, contact Commercial Loan Manager Mark Roan:

216-529-2622 or mroan@ffl.net



FIRST FEDERAL LAKEWOOD

FFL.net
MEMBER FDIC • LENDER

We've Been Here. We'll Be Here.



Put our experience to work for you!

Carron undertakes every step in the paving process, including:

- Earthwork
- Asphalt paving
- Pavement marking
- Storm drainage
- Concrete & curbing
- Rehabilitation & maintenance

Whenever your needs call for asphalt paving or rehabilitation, make Carron Asphalt Paving, Inc. your first choice for quality and value!

CARRON

Paving Excellence Since 1968

440-439-6464
www.carronasphalt.com

7615 Bond Street, Solon, Ohio 44139
carronsales@carronasphalt.com

Licensed, bonded and insured. ODOT approved.

initiative to track this data, analyze it, predict trends in market activity over time to determine who is most likely to be doing what and where in the long-term, and act on that analysis with certainty for strategic purposes.

How they do it

"You cannot survive as a regional source in this day and age unless you are doing good reporting, and that is where we are: 15 years as a regional source in a national industry," Clark says.

"The true value is in reporting good information on private commercial work in a timely manner," Clark says. "That's the key. With private sector commercial work, you have to develop relationships with different entities in order to further those relationships. Fifteen years of developing relationships gives us the ability to get that timely information."

While information on government work is open source and freely available to the public, it is nevertheless difficult for contractors to obtain without the proper connections. And while private projects do inevitably become public when builders apply for permits,

that public availability marks the point where the information is no longer timely or valuable.

"What we are doing is getting that job at an early planning stage when not many people know about it," Blaicher says. "We are beating them to that public announcement and giving our customers a head start on the project."

"Our customers look to us for the commercial work in the preplanning stages," Clarks says. "If we can get it to them early, they then can build the relationships they need to land the project."

Past determines future

No strangers to strategic planning, Blaicher and Clark consider the past when brainstorming the future growth of CNC.

Blaicher's father Tim founded Construction News Corporation in 1993, with the vision of creating an information service that caters to both the private and public sector from the conceptual phase through the bid phase. His idea was to have a lead service that would report on not only the public work, but also put an emphasis on the commercial side of

the industry. CNC first started out in the Northeast Ohio region but soon expanded south to Columbus and surrounding areas. Since 1993, CNC has expanded into the regions of Toledo and Cincinnati, as well as covering five regions in Michigan.

"As the industry dictates and as our customers ask, we look to continue to expand," Blaicher says.

In pre-Internet 1993, CNC distributed a print newspaper biweekly. The company launched the website in 1998 and updated it biweekly when it updated the print newspaper. In 2001, the updates were daily. And as of April 2008, the updates are real-time.

"A lot of our industry-driven standards in the publication come from our customers," Clark says. "In a nutshell, the company is about the relationships we have built through years of service to our customers and our sources. The trust and credibility built in those 15 years has allowed us to be able to talk to people to get information to our customers in a timely manner, which helps everyone."

For more information, visit CNC online at www.cncnews.com. **P**



**WONDERING
WHERE YOU
WILL FIND YOUR
NEXT PROJECT?**

CNC *News Online*

The leading provider of construction news for Ohio, Michigan and surrounding counties

**YOUR SOURCE FOR CONSTRUCTION NEWS IN
OHIO & MICHIGAN**

- Timely & Accurate
- Private & Public Projects
- Planning News & Bidding Opportunities
- Physical & Online Planrooms
- Complete Online & Print Editions

Construction News Corporation

www.cncnews.com

(800) 969-4700



Rendering courtesy of Studio Techne Architects


The Albert M. Higley Co.
CONSTRUCTION MANAGERS ▲ GENERAL CONTRACTORS

Cleveland

2926 Chester Avenue
Cleveland, Ohio 44114
Phone (216) 861-2050

Columbus

353 W. Nationwide Blvd.
Columbus, Ohio 43215
Phone (614) 227-5751

The Albert M. Higley Co. is proud
to have served as Construction Manager for
the new Temple Emanu-El facility.



Sacred Space

Temple Emanu El celebrates completion of new temple

By Linda Bloom | Photos courtesy of Studio Techne

Where do you move 61 years worth of memories? Ask Rabbi Steven Denker, Executive Director Renee Higer, President Robert A. Stern or any of the Temple Emanu El congregants and staff. They'd probably suggest starting out by forming committees. Lots of them.

Today, Temple Emanu El's congregation – which is enjoying a recently completed \$11 million project that includes a new, \$7 million temple at 4545 Brainard Road in Orange Village – is characterized as being democratic, inclusive and involved.

“For a congregation like ours to pull off a building like this one, we did it because everybody was on the same page and continues to be,” Rabbi Steven Denker says. “No congregation tackles a project like this without having the vast majority of its members

• Rough & Finish Carpentry • Casework & Trims •

Rough & Finish Carpentry • Casework and Trims



Proud to have performed
the Metal Studs, Drywall
& Acoustical Ceilings
at **Temple Emanu- El**
for The Albert M. Higley
Company and team.

p: 440-951-9727 • f: 440-951-4452

• Spray-on Fireproofing • Acoustical Ceilings •

Door, Frames & Hardware • Specialties Ceilings

CLEVELAND'S LARGEST INVENTORY OF BRICK

CLAY BRICK • EXPERT BRICK MATCHING • CONCRETE MASONRY



BRUDER.inc



BUILDING MATERIALS



9005 Woodland Avenue, Cleveland, Ohio 44104

Phone: 216.791.9800 • Fax: 216.791.5116

The name Northeast Ohio has trusted for over 50 years,
is now in the service industry.



All of your plumbing service
needs including:

- Sewer Jetting
- Drain Cleaning
- Backflow Testing
- Video Inspection & Locating
- Preventative Maintenance



CALL US AT OUR
NEW NUMBER

1-800-PLUMBING

7 5 8 - 6 2 4 6

www.neptuneplumbing.net



HOUSE OF THE HOLY The recently completed project includes Emanu El's new 34,000-square-foot temple, located on 11 acres with sanctuary seating for 260, and the Sol and Molly Siegal Chapel, a special, intimate worship space with seating for 100.

involved, engaged and supportive of it. We are a mid-size congregation, we are not huge, and we are not extraordinarily wealthy."

Rabbi Denker describes the uniqueness of his constituents as "what I have learned to call 'Organizational DNA.'"

"This was founded as a congregation of young families for what were then the far eastern suburbs of Cleveland, and it was started as a congregation that was going to be democratic and inclusive," he says. "You could feel comfortable if you had gray hair, or if you had little kids. I think that Emanu El in its 61 years has very much remained that congregation. We're not changing the congregation; we're just changing the building."

Temple Emanu El, organized in 1947, was the third Jewish Reform congregation in Cleveland. The Union of American Hebrew Congregations asked Rabbi Alan S. Green, a native of Cleveland, to form a congregation to attract unaffiliated Jews, who represented half of the city's Jewish population. Temples Anshe Chesed and Tifereth Israel each provided six members from their respective boards of trustees to assist in the planning. Green's goal was to establish a family-centered, nonformal congregation. The first service was in August 1947. By the end of its second year, Emanu El had a membership of 500 families and 550 students in its religious school.

Temple Emanu El's services were initially held at Plymouth Church and Bellefaire, religious school classes met at Moreland Public School. In the early 1950s, a synagogue designed by Sigmund Braverman and Moses Halperina was constructed on Green Road near Cedar Road and dedicated on June 4, 1954. An addition, the Rabbi Alan S. Green/Frances Green Religious School was dedicated on February 6, 1977. In 1987, Temple Emanu El renovated Saltzman Hall and Sanctuary.

The genesis of Temple Emanu El's newest building arose due to a demo-

"We focused on the beautiful site, so pastoral that people can easily relate to it emotionally. We worked on allowing the outside to come into the building."

Marc Ciccarella
studioTECHNE

graphics issue. Neighborhood changes in University Heights and the continued migration of Jewish families further to the east and southeast suburbs of Cleveland. Relocating their congregation was an emotional issue for many of the members. Like other congregations, efforts to attract younger families were hampered by Temple Emanu El's location in an older suburb. After a public discussion in January 2005, the members determined to initiate efforts to relocate.

The completion of the project includes Emanu El's new 34,000-square-foot temple, located on 11 acres with sanctuary seating for 260, and the Sol and Molly Siegal Chapel, a special, intimate worship space with seating for 100. Temple Emanu El's High Holiday capacity is 800. There are ten classrooms, a teen center, library/media center, multipurpose room and the Bernice and Ernest Laks Social Hall with seating for 375. The Marcy R. Horvitz Atrium is a spacious, welcoming, well-lit area for casual conversation or receptions, and the boardroom has adequate space for meetings of various sizes. The new temple also has more efficient office space, a commercial kitchen, music room, outdoor playgrounds, patio off the social hall and gardens.

This 11-acre parcel, a former nursery and farm at the corner of Brainard and Emery Roads, was selected by the congregation for the site, and the focus then turned to building design. Fifteen architectural firms were interviewed by Temple Emanu El, and studioTECHNE, a full-service architecture and planning firm, was chosen to work on the project. The congregation respected the fact that this was the firm's first synagogue project and admired its portfolio. It was the right fit. Prior to being hired, and subsequently, studioTECHNE staff conducted thorough research on synagogues around the country and helped clarify Temple



ROCK SOLID Stonework serves to ground the building to earth, time and history. It is used in multiple locations, including the bimah, the elevated area or platform in the synagogue.

building solutions were presented to the congregation.

“We like the idea that studioTECHNE is local,” Higer says. “We like the fact that these are very progressive, very forward-looking architects who have made a personal, as well as a business commitment to Cleveland. That was very important to us, as opposed to hiring an out-of-town firm that may have built 100 synagogues, but they weren’t us; they weren’t part of our community.”

Higer recalls, “When we went around the room, it was a virtually unanimous decision to hire them. We felt that they were the right fit for us. They were looking to build for us what we wanted to build. We had interviewed other architects, and what we felt after meeting them was they would build us a synagogue, but they wouldn’t necessarily build what we wanted. They would build for us what they wanted us to have. studioTECHNE spoke to us in language that we understood. A group of us went to look at some of the spaces they had done, and they had worked with churches. We felt that if they know church, they can know synagogue. It’s a different language, but the respect is the same.”

Since, not one of the eight-member staff of studioTECHNE is Jewish, they crammed for four weeks preparing their proposal, and did six to nine months of reading before starting the drawings.

“Rabbi Denker was a phenomenal teacher and educator,” Ciccarelli says.

Emanu El’s needs, through public discussions and “feedback” sessions.

A Temple Emanu El committee studied Jewish law regarding erecting synagogues. Rabbi Denker also led a class for the congregation on this topic. The congregation decided to observe some traditions and did not observe some that were deemed not significant to them. studioTECHNE architects and the committee took time to be educated in Jewish traditions about building a synagogue. studioTECHNE went out of their way to understand both Temple Emanu El’s physical and spiritual needs.

“They were enormously responsive to learning our culture and preferences, and it went very well,” says Bob Stern, Temple Emanu El’s president. “When [the committee] interviewed them, we felt that these were guys that we could

really have a conversation with about what our congregation needed, and turned out to be very true.”

Marc Ciccarelli, lead studioTECHNE architect on the project, describes how they work with clients, “We spend a lot of time learning about and understanding our clients, who they are, not just how many people the sanctuary has to hold. It is learning more about how they feel about things, what their intent is and who they are as a community. Once we understand that, we can design the building.”

The building committee, architects, temple staff and eventually a group of 90 members of the Temple formed focus groups to study the need and use specific to how Temple Emanu El worships, studies and comes together. Based on this data, several conceptual



"Jim and I pulled together a huge list of questions. Rabbi explained things and clarified items."

Established in 1994, studioTECHNE's mission is to provide quality design and technical service to clients, within their time frames and within their budgets. Offices are located in University Circle. Marc Ciccarelli and Jim Duber, architects and principals in the firm, are trained carpenters with extensive construction experience, bringing to all of their work the technical knowledge required for a successful building project. studioTECHNE looks for unique projects. They like to work with owners that will have a building for the long-term, and they plan to know clients for a long time.

In tandem with the building committee refining concepts and ideas, a design was developed that worked to integrate the landscaping (the natural) with the building (artificial). Sited in a residential neighborhood, the building footprint was modulated to keep its mass low and to ensure the building did not overwhelm the adjacent residential structures. The exterior of the building is clad with brick and Berea sandstone masonry with wood panels, glass and standing seam metal panels.

"There are three components of this temple: it is a house of prayer, a house of gathering, and a house of education," Ciccarelli says. "Our goal was to arrange those components in a way that fit the site, reflecting the character of the congregation. We focused on the beautiful site, so pastoral that people can easily relate to it emotionally. We worked on allowing the outside to come into the building."

An example is the use of stone.

"Stone grounds the building to earth, time and history; the permanence of the material becomes something that people can feel," he says. "We used it on the sign at the road, so as soon as you get to the property you notice it. From there, we used it in the important places, at the entrance and in the atrium, so that people could feel it, touch it. It grounds the bimah (the elevated area or platform in a synagogue serving as the place where the person reading aloud stands) and surrounds the ark marking that place as the focal point of the sanctuary."

LUCKY SAND & GRAVEL CO.

WASHED SAND • LIMESTONE • SLAG
ROOF & LANDSCAPING GRAVEL
SCREENED TOPSOIL
STONE SLINGER PLACEMENT

We Deliver Anywhere

330-562-6196

12018 FROST ROAD • MANTUA 44255
BERNARD UDELSON



ANY SYSTEM. ANYTIME. ANYWHERE.

**Because the real disaster
is not being prepared.**

***Protecting the lives of your employees and business...
is more important than taking chances.***

- Full service nationwide fire protection
- Alarm and Detection
- Full service mechanical contractor, plumbing, HVAC, process piping
- New installations, retrofits, service & inspection

What can we do for you?

Call 800.776.7181 **Visit** www.sacomunale.com



S.A. Comunale

An EMCOR Company

Full Service Mechanical & Fire Protection Contractors

Ohio (Akron, Cleveland, Columbus, Fremont, Marion, and Youngstown);
Pennsylvania (Johnstown, Philadelphia, Pittsburgh, and Reading);
New Jersey (Atlantic City and Newark); Detroit, Washington, DC, and West Virginia.

Insuring with a clear understanding of your business



BRITTON - GALLAGHER & ASSOCIATES, INC.

440.248.4711 • fax 440.248.5406 • toll free 800.607.4711 • www.britton-gallagher.com

CLEVELAND OFFICE
6240 SOM Center Rd.
Cleveland, OH 44139

COLUMBUS OFFICE
501 W. Schrock Rd., Suite 330
Westerville, OH 43081

*One of Ohio's leading construction
insurance and surety specialists*

- *Bonding*
- *Property and Casualty*
- *Professional Liability*
- *Employee Benefits*



WARREN ROOFING & INSULATING CO.



Commercial/Industrial Roofing and Sheet Metal

Panels on the chapel are a wood veneer with an epoxy resin over it. It was chosen for the warmth and character of the panel.

“We were looking for something that had more warmth than metal, continuing the idea of the building as part of nature,” Ciccarelli says. “Further, as soon as one comes into the sanctuary entryway, the Yahrzeit (memorial) wall connects people with history of synagogue, with all of the people who have come before.”

studioTECHNE custom-designed the ark (like a cupboard, set into the wall of the synagogue holding the scrolls of the law: Torah), Ner Tamid, (eternal light, sanctuary lamp) and cabinetry. They also performed interior design and landscape design, working with the building committee and Higer.

“Renee [Higer] kept everything together in a way that was amazing,” Ciccarelli says. “Bob Stern certainly had big voice in what was going on. Many congregants donated time to help Renee. For example, Linda Lefkowitz, a mechanical engineer (high Coast Guard civilian official, in charge of buildings and structures) and Kerry Klotzman, a real estate developer, worked with Renee at every construction meeting on a weekly basis, looked at plans, and helped make determinations about building modifications.”

The building is about light, Ciccarelli says, and the experience of the building will change through the year, based on where the sun is.



LETTING THE LIGHT IN “The building is about light, and the experience of the building will change through the year, based on where the sun is,” says Marc Ciccarelli.

“Our idea from the start was to use as much glass as possible, but we knew at the same time that all that glass could be uncomfortable, so we thought that the chapel would be an amazing room if we were able to filter the light through readings from the Torah,” Ciccarelli says. “As we finalized the glass design, Rabbi Denker and a committee put together what the text should be. We printed the window text out in a continuous strip, and Rabbi laid it down in his office and probably walked back and forth across the floor until he understood what he wanted it to say.”

Rabbi Denker says the chapel contains in its windows representative samples of the most important text in the Jewish tradition.

“The synagogue itself does not provide the entire text, but it gives symbolic access or entrée to the totality of our Jewish tradition in a round circle,” Denker says. “In most Western religions the circle is the symbol of eternity.”

Because the building is so open, there are many outside views. There is a natural flow of color from the inside to the outside. Picking up wheat, greens, and natural earth tones complements both.



YOUR NEXT SUCCESS STORY STARTS HERE. SM

EXTEND YOUR REACH TO LOCAL AND NATIONAL BUSINESS OWNERS.

At www.cityfeet.com/cleveland, we help you reach the largest audience of local and national business owners. Whether you're a local business looking to find commercial property to buy or rent, or looking to promote your own commercial property to rent or sell, www.cityfeet.com/cleveland has your solution.

Learn how we can help you meet your business goals. Visit www.cityfeet.com/cleveland today or contact Shawn Gibeault at 216.515.1175.



Everything Cleveland

cleveland.com is the online home of *The Plain Dealer* and *Sun News*.





Carpet Mask®



Floorliner®



Floor Mask®

Carpet Mask®, Floorliner® and Floor Mask® are available from your local flooring retailer

Distributed by **SOBOL** Sobol Sales Company

WE'LL KNOCK YOUR SOCKS OFF!
 We provide so many financial services, you'll need your toes to count them all!

ZINNER & CO. LLP
 CERTIFIED PUBLIC ACCOUNTANTS
 MANAGEMENT CONSULTANTS
 Your success is our business.

<ul style="list-style-type: none"> • Real Estate • Not-for-Profit • Financial Planning • Accounting • Financial Reporting • Retirement Planning • Auditing 	<ul style="list-style-type: none"> • Strategic Planning • Business Entity Analysis • Trusts & Estates • Management Consulting • Cost Segregation • Tax planning and preparation
---	---

29425 Chapin Blvd, Cleveland, Ohio 44122 • Phone 216-811-8738 • Fax 216-765-7118 • www.zinnco.com

"We approached the building as being part of its surroundings, not against its surroundings," Ciccarelli says. "We allowed it to sit in the landscape and be part of the landscape."

Abundant landscaping provides buffering and connects the building's interior and occupants to nature. The chapel located at the south end of the building is a partially concealed circular form with protective arms encircling it. The arms shade the glass etched with passages from the Torah and Rabbinic Texts, but also acts as a metaphor to the ghetto period when temples and synagogues were required to be hidden from sight.

"This building abides by U.S. green standards," Ciccarelli says. "Considerations include reduction of water pollution, use of renewable and energy efficient resources, selective harvesting so as not to destroy habitat and lessening the need to replant. The plants selected are native Ohio species, not requiring irrigation and are drought resistant. The land was originally farmland, mostly grass and not many trees had to be cut. The carpet and paint are safe for inhabitants. The original animals are still on property and were not displaced. It was important to everyone that the building be a good steward."

Additionally, the mechanical and electrical systems were designed and installed with energy savings in mind, according to Dan Austrian of Austrian & Associates, mechanical and electrical engineering firm for the project.

"We tried as much as possible to choose simple yet high efficiency, high performance systems with advanced building automation," Austrian says.

The biggest challenge of the project was fitting the building, parking areas, and all physical requirements into an oddly shaped site.

"This project was fun for studioTECHNE," Ciccarelli says. "It what's we love to do. Essentially, they're all puzzles."

Gus Kriaris was project manager for Albert M. Higley, construction manager for the project. He says about the Temple Emanu El building "is in a great area for a great cause."

"It will hopefully help the membership increase," Kriaris says. "We're lucky we were a part of it in the beginning

stages as a construction manager when it was just kind of an idea. Being able to see the design and concept come to life was really exciting on our end."

A timeline was developed for construction: Phase 1, mainly earthwork/sitework, fall 2006; Phase 2, structural steel and related work to support the structural steel scope, May 2007 to August 2007, and Phase 3, remainder of building finishes, both interior and exterior, September 2007 to August 2008. Kriaris was involved in phases two and three.

"We've worked with studioTECHNE on a number of projects, so I'm sure that helped," Kriaris states. "We know how they operate and what they are looking for. Our relationship is a good one. They know what to expect from us, and we know what to expect from them. It helps when you have that previous relationship; it helps the process go a little bit smoother."

The main challenge was working in three phases, making sure that nothing fell between the cracks, he says.

The art of a job well finished



Art Window Coverings, Inc.

The "very best" just got better

Art Window Shades' slogan has always been "Next to Your Windows, We're the Very Best." So how can "the very best" get better? With a new location and larger showroom under the experienced management of KEVIN BOLL, Art Window Coverings, Inc. is still the same trusted source for professional commercial window coverings it has been since 1922 but has grown to meet today's need for top quality, style and selection in Ohio.

And in addition to great signature brands such as HunterDouglas and Levelor, Art Window Coverings remains your primary contract dealer of MechoShade Systems. Beautiful and intelligent, MechoShades are the smart choice for designers looking for stylish, quality window coverings that make a lasting impression.

Call us today to discuss YOUR next work of art.

MechoShade®

From your authorized contract dealer

Art Window Coverings, Inc.

VISIT US AT OUR NEW LOCATION

3620 Perkins Ave.
Cleveland, OH 44114

p: 216.391.0500 • f: 216.391.0507



Building & Property Management

Group Contract Pricing
 New & Upgrade Project Planning
 Lighting Audit & Evaluation
 Recycling Program

Call Christine Oriti - Sales Representative, Lighting Specialist

P: 216.432.3000 F: 216.432.0051

4700 Spring Road Cleveland, Ohio 44131

www.leffelectric.com



NATURAL RELATIONSHIP Landscaping provides buffering and connects the building's interior and occupants to nature.

"Each phase was re-bid, and we did ultimately receive all of the phases," Kriaris adds. "Between phases, we didn't want to stop completely. We were able to proceed with portions of the project, to make sure that the rest of the project could proceed as smoothly as possible. We wanted to make phase transitions as smooth as possible trying even harder to make cost savings possible by getting work done early. Phasing of projects has been unusual in the past, but it is happening more and more in construction now, due to the times and costs of everything. It is smart to schedule as much construction as you can early on to take advantage of cost savings."

The culmination of the whole building process occurred during Temple Emanu El's Reminisce/Dedicate Weekend of July 25-27. On Friday evening July 25, the final worship service conducted by Rabbi Steven Denker and Cantor Laurel Barr, at the original home in University Heights took place. On Sunday morning July 27, a brief ceremony formally de-consecrated the old synagogue as Temple members removed the Holy Torah Scrolls and marched them 6.3 miles to Orange Village for the official dedication of the new temple, entering the new sanctuary heralded by the ancient sound of shofars (rams horns) for the dedication ceremony.

"Renee and I were both exhausted and exhilarated," Rabbi Denker says. "While we may have learned a lot from the process, I don't think that we are one whit disappointed by the outcome. We might have done certain things differently in the process, but the outcome is better than we expected."

"This is as close to Utopia as Temple Emanu El comes," Renee Higer says. **P**



County Fire Protection

A full service fire safety company providing:

- Complete service of Fire Extinguishers, Sprinkler, Restaurant Systems, CO2 & Halon and Fire Alarms
- Division 10 fire extinguishers/cabinets/fire safety products to the construction trades
- Fire protection contracting services to property owners/managers



www.county-fire.com

1.888.528.0928 | Cleveland/Toledo: 330.633.1014
 310 Geneva Ave, Tallmadge OH 44278

Finally, a **faster, easier** way
to **manage bid day**



**Introducing the
Network Online Bid Management Service**

Reduce costs, bid more efficiently and minimize the risk of costly mistakes, right from your Network desktop:

- **Streamline** plans distribution
- **Communicate** with subcontractors
- **Manage** bid packages online
- **Access the Network**—the largest projects and plans database

connecting people_projects_products

McGraw Hill
CONSTRUCTION
Dodge
Sweets
Architectural Record
ENR
Regional Publications

Find us online at www.construction.com

Take control of bid day!

Call **1-800-221-0088** or
click [www.construction.com/
bidmanagement/](http://www.construction.com/bidmanagement/) today!

**Easier bidding.
Bigger profits.**

MBMPM1204

The McGraw-Hill Companies

SPACE COMFORT CO.

HVAC / Pollution Control • Design • Build Services

Space Building Systems

- Managers
- Consultants
- Contractors

Space Environmental Group

- Design
- Build
- Installation

DUST-HOG®
DUST COLLECTION SYSTEMS

SMOG-HOG®
ELECTROSTATIC PRECIPITATOR SYSTEMS

216-281-2000 • 800-203-9645

Fax: 216-281-8420

5201 Clark Avenue • Cleveland, Ohio 44102



ALEC J. PACELLA

Back to the Present

This month, in honor of all of the students that have resumed their studies, we are going back to school ourselves and tackle the sometimes perplexing subject of discounted cash flows. Part of me thinks that I would be well served to avoid this discussion like the plague. After all, there are entire books devoted to this subject. But this topic is one of those “often used but misunderstood” terms that deserve some explanation. Plus I have to fill this column with something, don’t I? We are going to tackle this topic in two parts – this month we will discuss the concept of Present Value (PV) and next month, we will expand it to include Net Present Value (NPV).

I should start this discussion with the Wikipedia definition of Present Value but that would probably cause more harm than good so I’ll instead give you the Pacella definition. PV is simply what a future amount is worth today if discounted back at a given rate. There are a wide variety of applications for this concept, not the least of which is real estate investments. Financial planners and securities investors use this to determine portfolio strategies. Bond traders use this to determine values. Corporate financial analysts use this to determine capital investments. Insurance companies use this to price annuities. While the applications are varied, the concepts are all the same, so let’s discuss the pri-

mary components a bit, of which there are three.

Future Value (FV)

This represents a pile of cash sitting out in the future. It could represent any number of things – a future dividend payment, a future annuity payout, net proceeds from a future sale. Irregardless of the source, the key thing to understand is that it is a payment that we are expecting to receive at some point in the future.

Discount Rate (R)

This represents the rate at which we are going to discount the FV back over time. It is sometimes referred to as the

What can Belenky Do for You?

Your *complete* laundry solution leader.



We can help with:

- Laundry room sizing, design and layout
- Equipment selection and installation
- Construction support and coordination
- Laundry and maintenance staff training

Our goals for your laundry are:

- Maximize usage of available space
- Optimize work flow, safety and ergonomics
- Minimize labor, utilities, and other operating costs



BELENKY

FRESH SOLUTIONS FOR YOUR LAUNDRY NEEDS

EQUIPMENT

INSTALLATION

PARTS

SERVICE

1-800-BELENKY belenkyinc.com/properties

“required return” and is determined by the specific yield requirements of the analyzer. Some will use a safe rate (i.e., a rate they could otherwise get by investing in CDs or treasuries) while others use a hurdle rate or a rate which they traditionally have achieved. The important thing to understand about the discount rate is that it depends on individual preference and can vary widely depending upon who is doing the analysis and what they are analyzing.

Time (N)

While time is often the great equalizer, in this instance it's the great discounter. It is simply a period of time, be it months or years, that stands between the present and our pile of cash that is sitting out there in the future. Or said another way, it is how far back we need to bring our future pile of cash to be in the present.

Now that we know the three primary components, let's see how they conspire to give us PV. I'm going to use a nice little tool called a T-bar (see Figure A). This tool was developed by the CCIM Institute and offers a great visual representation of this concept.



Figure A

I'm not going Wikipedia on you here, really I'm not, just give me a minute to walk through this T-bar with you. Along the top, we have our discount rate (R). In this instance, I've chosen a nice, round 10%. Down the left side of the T-bar, we have our time period (N), which in this instance is three years. On the top of the right side, we have our present value (PV), which is what we are solving for. And on the bottom of the right side, we have our future value (FV), which is a \$100 pile of cash that's sitting out in the future. The whole concept of present value is to bring that \$100 pile of cash that's out there in year 3, back to the present or year 0. To actually perform this calculation, you would need either a financial calculator, such as an HP12C or HP10B, or you could use Microsoft Excel. Learning the keystrokes will have

to wait for another day; right now we are focusing on the concept. But I can tell you that when you work the keystrokes, the PV for this example is \$75.14.

So what does this mean? I'm going to answer this a few different ways. It means that if I was expecting a \$100 pile of cash three years from now and my required return was 10%, that pile of cash would be worth exactly \$75.14 today. It also means that if I had a \$75.14 pile of cash today and I could invest it in something that met my 10% return requirement for the next three years, my future pile of cash would be exactly \$100. And finally, it also means that if someone were to offer me \$75.14 today or \$100 three years from now and my return requirement was exactly 10%, I would be indifferent on the choice as they were equivalent investments. This last thought is a critical one that will lead us into the second part of our discussion, that being Net Present Value. But the bell is getting ready to ring, so that discussion will have to wait until next month. **P**

Alec Pacella, CCIM, senior vice president at NAI Daus, can be reached by phone at 216.831.3310, ext. 125 or by email at apacella@naidaus.com.



AWARD WINNING SERVICE



Burns & Scalo Ohio, Inc.

Phone **330-759-4675**

Contact **John Lee**

Email **LeeJ@burns-scalo.com**

Columbus • Cleveland



www.burns-scalo.com

News about people, products, places & plans

Ulmer & Berne Partner Joins Cleveland Restoration Society Board

Craig S. Miller, a partner with Ulmer & Berne LLP, has been appointed to the Board of Directors for the Cleveland Restoration Society and Preservation Resource Center of Northeastern Ohio (CRS).

Founded in 1972, CRS is a local partner of the National Trust for Historic Preservation and is the primary local historic preservation organization in Northeastern Ohio.

As an attorney with Ulmer & Berne and Chair of the Public Law Group, Miller has 30 years of experience that integrates public law and government relations, urban redevelopment and financing, zoning and land use and nonprofit corporations. He assists for-profit and nonprofit clients with financing involving historic tax credits and conservation easements. He represents local and regional public agencies in public law matters. He also counsels in real estate and eminent domain.



Craig S. Miller

lease the building now has four suites available, all ready for custom build-outs.

MAR Systems is a privately owned, Ohio-based company established in 2004. The firm develops processes and products for the removal of heavy metal contaminants from water. Within the water purification industry MAR has positioned itself at the forefront of recycling technologies.

Jacco & Associates Hosts Hospital, Healthcare Seminar

Jacco & Associates recently announced it is providing full-day training on hospital and healthcare HVAC systems at the Hilton Garden Inn in Twinsburg on October

MAR Expands in Solon

MAR Systems recently leased 4,019 square feet in the newly built Forge Commons Office Park in Solon. Simon Caplan, SIOR and Eliot

Kijewski of CRESCO Real Estate represented the building owner in the transaction.

MAR Systems is the third tenant to occupy the recently completed office park. MAR

plans to construct new office and lab space.

Forge Commons is one of the newest multi-tenant facilities in the Solon Industrial Market. With this recent

Painting
Managed Properties
with
certainty[™]

★★★★★


CertaPro Painters®
Residential. Commercial. Interior. Exterior.

Call today for a free estimate
216.823.0064 or **800.GoCerta**
www.certapro.com

NO EXCUSE.

For Not Having AIA Documents.
Order Your Supply Today.

Clear and legally sound agreements between you and the other members of the building team can help prevent a lot of worry and potential liability by clarifying construction project responsibilities. Make sure you have the AIA Documents you need for all your projects. We carry the full stock of documents, so there's no excuse to run out. Call us today to order your supply.



**FULL
SERVICE
DISTRIBUTOR**

documents
THE AMERICAN INSTITUTE OF ARCHITECTS

AIA Cleveland
1001 Huron Road
Suite 101
Cleveland, Ohio 44115
(216) 575-1224/FAX (216) 575-1244

©1990, AIA



welcome

to your complete office furniture solution.

Warren
Chaney
office furniture

areas of EXPERTISE

CORPORATE

Corporate Headquarters
Financial/Accounting
Legal
Insurance
Advertising/Communication
Architectural/Engineering
Transportation

HEALTHCARE

Hospitals
Patient Care
Medical Offices
Private Practice
Pharmaceutical
Research
Technology

EDUCATION

K-12
Universities
Libraries

ENTERTAINMENT

Sports Facilities
Country Clubs
Museums

GOVERNMENT

Federal (GSA)
State & Local

HOME OFFICE

NON-PROFIT AGENCIES
MANUFACTURING

our workplace SOLUTIONS

Warren-Chaney Office Furniture, a Female Business Enterprise, was founded in 1994 by Anna and Richard Warren. Their partner Fred Chaney joined them in 1995. Warren-Chaney is a multi-line office furniture dealership, **providing** innovative **solutions** to create efficient and inviting workspaces, both large and small.

Furnishing your facility is an important project. The choices you make will have an impact on everything from your company's image and employee morale to productivity and workflow. Your experienced Warren-Chaney solutions team will include a sales associate, project manager and designer dedicated to your project. We work locally and nationally with clients, architects, interior designers and facility managers to create dynamic yet functional work environments for our clients... **exceeding expectations.**

Your workplace requirements, your budget and your timeline all play an important part in your total furniture solution. Warren-Chaney will work with you from concept to completion to make sure your workspace is productive, flexible and ergonomic. Whether you need one chair or multiple workstations, our goal is your total satisfaction...**today and tomorrow.**



Seating



Freestanding Workstations



Reception Areas



Private Offices



Tables & Collaborative Spaces



Panel Systems



Filing & Storage

We are proud to be one of the largest Teknion dealerships in North America. In addition, Warren-Chaney has established a strong working relationship with many other quality office furnishings manufacturers who share our firm commitment to value and service.

Efficient offices demand the best in environmental and manufacturing practices. Warren-Chaney offers green solutions for LEED (Leadership in Energy and Environmental Design) certified projects.

We invite you to visit our working showroom in MidTown Cleveland to explore the products and solutions that Warren-Chaney Office Furniture has to offer.

3200 Euclid Avenue
Cleveland, Ohio 44115
p: 216.391.3337 f: 216.391.3338
e: info@wcof.net w: www.wcof.net
A Female Business Enterprise

Warren
Chaney
office furniture

Providing solutions.
Exceeding expectations.
Today and tomorrow.

At Warren-Chaney Office Furniture, our services turn office furniture into total solutions. Our commitment to service begins when we meet you and continues long after product installation.

our SERVICES

Architectural & Design Firm Collaboration

Furniture Specification & Budgeting

Computer Aided Design & Planning

Project Management

Move Management

Delivery & Installation

Leasing & Financing

Ergonomic Consultations



Lounge Seating

Warren
Chaney
office furniture

20. The seminar is designed to show how a company's systems can help clients achieve high performance and reliability. Topics to be covered include humidity, air quality, temperature variance, redundancy, noise and concern for energy costs when providing these services to customers.

For more information, contact Greg Drensky by email at gregd@jacco.com or call 330.463.0100 ext 126.

Herschman Architects Expands in Western Region

Herschman Architects (HA) has expanded its presence in the Southwestern United States by acquiring Paragon Architects. Paragon, an Arizona company, specializes in retail, recreational

medical, office buildings, industrial and commercial architecture. The acquisition increases HA's presence in the southwest for their clients and increases their reach into new project markets.

Victor Bolduc, Paragon's former owner, has been named director of architecture for HA's Arizona office and Architect Kevin Moore is part of the new management team. The company has leased new office space in Tucson for its operations.

HA, a national, award-winning, Cleveland-based firm specializing in retail, shopping center, restaurant/food service, commercial and industrial projects, is currently celebrating its 35th year in business.

Vocon Expands Project Design Team

Architectural and interior design firm Vocon Inc. recently added three recent graduates, Jakecia Brown, Kristi Gerard and Blair Kodman to its team.

Brown, Gerard and Kodman join the firm as project designers, responsible for space planning, programming, finish selection of interiors and production of construction documents.

Before joining the Vocon team, Jakecia Brown gained experience in interiors interning with the Architectural Group International in Covington, Kentucky; Walt Disney Imagineering in Orlando, Florida; and

Dorsky Hodgson Parrish Yue Architects in Cleveland. Brown received her bachelor's degree in interior design from the University of Cincinnati in 2008 and currently lives in Richmond Heights.

Kristi Gerard comes to Vocon with relevant internship experience including her most recent positions at KA Architecture and Marous Brothers Construction. Gerard holds a bachelor's degree in architecture from Miami University and a master's degree in architecture from The Ohio State University. She is an associate member of American Institute of Architects (AIA) and currently resides in Parma.

Prior to joining Vocon, Blair Kodman worked in the plan-

"Your Custom
Architectural Metal
Specialists"



Courtad Inc.

Commercial • Industrial • Institutional • Retail

Specializing in engineering, fabrication & installation of:

- metal roofing (rolled on site!)
- flashing & trim
- custom fascias, frieze boards, eaves
- copper & stainless steel systems
- composite metal wall systems
- custom gutters & downspouts
- commercial gutters (rolled on site!)

330.425.4261

P.O. Box 530, Twinsburg OH 44087-0404

www.courtadinc.com



ning department at JoAnn Fabric Craft Stores, where he was responsible for floor plan layout, space planning and conducting field surveys. He is a member of the American Society of Interior Designers (ASID). Kodman received a bachelor's degree in interior design from University of Akron in 2008. He is a current resident of Lakewood.

Downtown Cleveland Improvement Corporation Elects Bob Stark to Board

Downtown Cleveland Improvement Corporation (DCIC) recently announced the nomination of Bob Stark to its board. DCIC represents the property owners of Downtown Cleveland's

Special Improvement District. Together with the Downtown Cleveland Alliance, they provide the Clean & Safe Ambassador program, economic development opportunities, business attraction and retention efforts and marketing initiatives for Downtown Cleveland.

In 2007, Robert L. Stark Enterprises purchased property in the Warehouse District, at the corner of W. 3rd and St. Clair, and relocated their headquarters there from Cleveland's east side. The move brought 40 jobs into Downtown, and was a major step in Bob Stark's development plans for the Warehouse District.

"We are pleased to have someone with [Stark's] vision

and enthusiasm on our board," says Doug Miller, chairman of Downtown Cleveland Improvement Corporation.

"Bob Stark's vision for the Warehouse District is in line with the Downtown Cleveland Improvement Corporation's mission of making Downtown Cleveland the most dynamic city in region," says Joe Marinucci, president of Downtown Cleveland Alliance. "We are excited to have him as a part of our team."

Herschman Architects Expands Office in Western Region

Herschman Architects (HA) has expanded its presence in the Southwestern United States by acquiring

Paragon Architects. Paragon, an Arizona company, specializes in retail, recreational medical, office buildings, industrial and commercial architecture. The acquisition increases HA's presence in the southwest for their clients and increases their reach into new project markets.

Victor Bolduc, Paragon's former owner, has been named director of architecture for HA's Arizona office and Architect Kevin Moore is part of the new management team. The company has leased new office space in Tucson for its operations.

HA, a national, award-winning, Cleveland-based firm specializing in retail, shopping center, restaurant/food service, commercial and



JANCE & COMPANY, INC.

Established 1970

- General Contractor
- Construction Manager
- Design – Build

"Building Confidence"

8666 Tyler Boulevard
Mentor, Ohio 44060

(440) 255-5800
(440) 255-1508 Fax

www.jance.com



Site Work • Landscaping • Property Maintenance

- Landscape maintenance contracts - *extraordinary seasonal color plans*
- Snow & ice management
- Irrigation installation & repair - *certified backflow testing*
- Daily/weekly routine property inspection & maintenance
- Retaining walls, pavers, planting, surface drainage and erosion control

440-526-3257
330-239-1995
fax 330-239-0265
4843 Ridge Road
Wadsworth, Ohio 44281

industrial projects, is currently celebrating its 35th year in business.

Buric Project Consultant Earns Int'l PSP Certification

James P. Dougherty, a senior project consultant at Buric, recently earned his Planning and Scheduling Professional (PSP) certification from the Association for the Advancement of Cost Engineering International (AACE).

The intent of the PSP designation is to recognize specialists who meet a demanding set of planning and scheduling criteria through a rigorous examination and qualifying process. It is accredited by the Council of Engineering and Scientific Specialty Boards and International Cost Engineering Council.

With 25 years of experience as a construction professional, Dougherty has extensive knowledge in the field of mechanical contracting, including HVAC, fire protection and plumbing

work. In his capacity at Buric, Dougherty works directly with contractors, owners and construction managers to develop, maintain and analyze CPM schedules, which includes incorporating contractual requirements, determining the sequence of work, managing labor and equipment resources and project cash flow, and integrating shop drawing submittals and material deliveries.

ALL Erection & Crane Places Three-Part Bridge in a Day

The mission: set a 275-foot prefabricated steel bridge in three pieces over a busy highway in one day — before 6:00 p.m. Mission accomplished with a double pick by a team of cranes from the ALL Erection & Crane Rental Family of Companies along with general contractor Kenmore Construction Co.

The three parts of the new “bike and hike” Cascade Locks Bikeway bridge over SR 59 in Akron were set by two Grove all-terrain cranes: a 240-ton GMK 5240 and a



Cascade Locks Bikeway

250-ton GMK 5250-L. Using two cranes instead of one bigger crane allowed subtle side-to-side adjustments that saved time and effort.

The bridge consists of two 44-foot-long, 44,000-pound sections and one 180-foot, 225,000-pound center section. The GMK 5240 lifted the first 44-foot section into place onto a concrete pier. Both cranes in sync set the 180-foot middle span, and then the GMK 5250-L lifted the second 44-foot section at the other side.

ALL supplied the two cranes for the day and also provided heavy hauling of the two 44-ft sections from Kenmore's yard to the job site. The Bikeway, scheduled to open in August 2008, connects downtown Akron to the Ohio & Erie Canal Towpath Trail, the major trail through Cuyahoga Valley National Park along the historic canal route.

Coral Company Announces New VP of Marketing

The Coral Company recently announced the addition of Joan Mennett as vice president of marketing. Mennett is responsible for strategic planning, marketing of all commercial and residential properties in the portfolio, market research, communications messaging, property merchandising, evaluation of sales quality management, corporate branding and positioning initiatives, development of websites and collateral materials, and serving as public relations liaison. **P**

Control like never before.



Hunter Douglas Platinum™ Technology

With the power of Platinum™ Technology, you can control any motorized window covering, anywhere in your home, with the touch of a button. Stop by today to see it in action!

TIMAN
WINDOW TREATMENTS INC
timanwindowtreatments.com

5425 Warner Road • Valley View, Ohio
216-674-0185
HunterDouglas Gallery



JOHN P. SLAGTER, ESQ.

Attorney Approval Clauses in Real Estate Contracts

Time and time again your attorney tells you to give him or her an opportunity to review your contract before you sign it, so you finally decide to take his advice and place language in the contract that requires your attorney's approval. Now your attorney tells you that you should have talked to him before you wrote that language in. Can you ever win? A recent case out of Franklin County, Ohio informs us that your attorney's statement is probably correct.

In the case of *Kellie Autosales, Inc. v. Rahbars & Ritters Ents., L.L.C.* (2007), 172 Ohio App. 3d 675, the Court of Appeals had the opportunity to review the impact of an attorney approval clause in a real estate contract. An attorney approval clause is a provision in a contract that states that the contract is

subject to your attorney's review. This recent case identifies a few concepts that should be considered when placing an attorney approval clause in a real estate contract. In the *Kellie* case, the Buyer added terms to the contract that "final terms and conditions are subject to approval by both parties' attorneys prior to 07/12/05." The purchase contract provided for a closing on or before July 13, 2005. The real estate purchase contract was for commercial property containing just over seven acres of property. The Seller heard nothing from the Buyer or the Buyer's attorney on or before July 12, 2005 and instead, two days after the deadline for attorney approval, Seller's attorney received an e-mail containing a new proposed contract from the Buyer. The new contract included additional



ABSOLUTE ROOFING, INC.



Ph 216.898.1563 Fax 216.898.1853

RSI
TOP 100
2005



terms. The Buyer refused to close under the original contract and the lawsuit began.

After years of litigation, the Kellie court determined that the Buyer did not have an obligation to close based on the specific language concerning attorney approval. The Kellie case is a good example of how simple language can work to the detriment of both Buyers and Sellers. Even in this case where the Buyer ultimately prevailed, years of litigation and expenditure of legal fees can hardly be called a win.

There are a few issues that should be considered when agreeing to an attorney approval clause. If you are going to utilize an attorney approval clause, make sure of the following:

- 1) *Require both attorney approval or disapproval.* In the Kellie case, the court analyzed the language and noted the fact that the contract only required attorney approval, it did not mention disapproval. Therefore, under contract principles, the court determined that there was no obligation for the attorney to disapprove the contract by the deadline;
- 2) *Require notice of approval or disapproval in writing.* The Kellie court reviewed the specific language of the contract and found that, although the contract provided for a date certain for approval, the contract did not require notice of approval or disapproval in writing on or before that date. Therefore, the Kellie court held that there was no duty on the part of the Buyer or Buyer's attorney to provide any type of written notice to Seller of their approval;
- 3) *State the impact of approval or disapproval.* The contract should provide language indicating what the result is if the attorney does not approve of the contract. It should state, for example, that the contract will be null and void and the earnest money refunded immediately to the Buyer without deduction. If not, there could be litigation on the status of the contract, such as whether there is a duty to continue to negotiate in good faith to enter into a final contract or whether the attorney

comments, if accepted, create a binding contract.

- 4) *State the impact of failure to provide written notice of approval or disapproval.* There should be language in the contract stating that failure to provide written notice within a specified time period would constitute a waiver of the attorney approval clause and that the contract shall then become binding and enforceable. Failure to provide this language could create some uncertainties as to whether a binding contract would exist and again the possibility of litigation.
- 5) *Provide enough time for your attorney to review.* Failure to provide the contract to your attorney would be breach of contract and could result in litigation. I would recommend providing your attorney a minimum of five days to review. Many times there could be litigation over when the days begin to run. For example, if the contract provides five days from the effective date of the contract, many times the contract may not be signed on the same day and there could be an argument over the effective date. As a result, it would be better to provide a date certain to have the contract reviewed by. If you utilize days, be sure to remember

they should be business days and to also consider potential intervening holidays.

- 6) *Scope of review.* One issue not in the Kellie case is the fact that, depending on the language in the contract, the scope of attorney review could be limited. If it is your intent for the attorney to study and provide full review and analysis of the contract, such intent should be stated. If language in the contract provides that the attorney is to review legal issues or the contract as to "form," this may tie the attorney's hands in terms of the scope of his review and limit your ability to reject the contract.

From an attorney's perspective, it is best for the attorney to be part of the contract negotiation rather than be provided with the contract after the fact. However, even with the deficiencies that could exist in an attorney approval clause, the benefits generally outweigh the risks. **P**

The material appearing in this article is meant to provide general information only and not as a substitute for legal advice. Readers should seek the advice of their attorney or contact John Slagter at jslagter@bdbl.com or 888.843.2825. This article may not be reprinted without the express permission of Buckingham, Doolittle & Burroughs, LLP © 2008.



- ▲ Construction Management
- ▲ General Contracting
- ▲ Design/Build



The Krill Co., Inc.

1275 Main Avenue ▲ Cleveland, OH 44113-2329 ▲ 216-357-4777 ▲ www.krill.com

Housing Stimulus Bill Provides Much Needed Help



HOWARD LICHTIG

On July 30, President Bush signed the Housing Stimulus bill. This legislation will go a long way to help stabilize the housing market and make the dream of homeownership more attainable for many Americans. In addition, more families will be able to refinance into safer, more affordable mortgages, in many cases helping those families avoid a devastating foreclosure.

Congress presented the president with a comprehensive bipartisan bill that includes needed reform of Fannie Mae and Freddie Mac with improved oversight, FHA modernization, permanent increases in conforming and FHA loan limits, and a temporary tax credit for home buyers. These are all designed to help the housing and mortgage industries

and boost the U.S. economy. Realtors across the country believe these goals are achievable and will benefit current and future homeowners alike.

The National Association of Realtors has been a leading advocate for many of these changes long before the current housing and economic downturn. Realtors are pleased that the president and Congress worked together to enact meaningful legislation that protects and enables families in this country to continue to strive for and enjoy the dream of homeownership.

Here is a summary of H.R. 3221 - The Housing Stimulus Bill's key provisions:

- *GSE Reform* – including a strong independent regulator, and perma-

There's No Business Like Snow Business

SNOW BIZ INC.

AUTHORIZED DEALER:



**Specialists in Snow & Ice Management
Since 1978**

Serving the snow & ice management needs of commercial and industrial customers in Northeast Ohio.

We're a full service snowplowing and de-icing company with 24-hour radio dispatched equipment, specializing in snow plowing, salting, de-icing agents and snow removal for:



Our Blizzard model 810 can expand from 8' to 10' with the touch of a switch.
Our Blizzard model 8611 expands from 8'6" to 11' in just seconds for more plowing power.

- Shopping centers, malls & plazas
- Hotels & conference centers
- Bulk & bagged ice control products
- Office buildings, apartment complexes, industrial sites, medical, nursing & assisted living facilities

We spend all summer getting ready for winter!

**1310 Brookpark Road (Between I-480 & 176) • Cleveland, OH 44109
216-398-0723 • 1-866-24-7-PLOW • Fax: 216-741-6731**

www: snowbizinc.com

ment conforming loan limits up to the greater of \$417,000 or 115% local area median home price, capped at \$625,500. The effective date for reforms is immediate upon enactment, but the loan limits will not go into effect until the expiration of the Economic Stimulus limits (December 31, 2008).

- **FHA Reform** – including permanent FHA loan limits at the greater of \$271,050 or 115% of local area median home price, capped at \$625,500; streamlined processing for FHA condos; reforms to the HECM program, and reforms to the FHA manufactured housing program. The downpayment requirement on FHA loans will go up to 3.5% (from 3%). The effective date for reforms is immediate upon enactment, but the loan limits will not go into effect until the expiration of the Economic Stimulus limits (December 31, 2008).
- **Homebuyer Tax Credit** – a \$7,500 tax credit that would be available for any qualified purchase between April 8, 2008 and June 30, 2009. The credit is repayable over 15 years (making it, in effect, an interest free loan).
- **FHA foreclosure rescue** – development of a refinance program for homebuyers with problematic subprime loans. Lenders would write down qualified mortgages to 85% of the current appraised value and qualified borrowers would get a new FHA 30-year fixed mortgage at 90% of appraised value. Borrowers would have to share 50% of all future appreciation with FHA. The loan limit for this program is \$550,440 nationwide. Program is effective on October 1, 2008.
- **Seller-funded downpayment assistance programs** – codifies existing FHA proposal to prohibit the use of downpayment assistance programs funded by those who have a financial interest in the sale; does not prohibit other assistance programs provided by nonprofits funded by other sources, churches, employers, or family members. This prohibition does not go into effect until October 1, 2008.
- **VA loan limits** – temporarily increases the VA home loan guarantee loan

limits to the same level as the Economic Stimulus limits through December 31, 2008.

- **Risk-based pricing** – puts a moratorium on FHA using risk-based pricing for one year. This provision is effective from October 1, 2008 through September 30, 2009.
- **GSE Stabilization** – includes language proposed by the Treasury Department to authorize Treasury to make loans to and buy stock from the GSEs to make sure that Freddie Mac and Fannie Mae could not fail.
- **Mortgage Revenue Bond Authority** – authorizes \$10 billion in mortgage revenue bonds for refinancing subprime mortgages.
- **National Affordable Housing Trust Fund** – Develops a Trust Fund funded by a percentage of profits from the GSEs. In its first years, the Trust Fund would cover costs of any defaulted loans in FHA foreclosure program. In out years, the Trust Fund would be used for the development of affordable housing.

- **CDBG Funding** - Provides \$4 billion in neighborhood revitalization funds for communities to purchase foreclosed homes.
- **LIHTC** - Modernizes the Low Income Housing Tax Credit program to make it more efficient.
- **Loan Originator Requirements** – Strengthens the existing state-run nationwide mortgage originator licensing and registration system (and requires a parallel HUD system for states that fail to participate). Federal bank regulators will establish a parallel registration system for FDIC-insured banks. The purpose is to prevent fraud and require minimum licensing and education requirements. The bill exempts those who only perform real estate brokerage activities and are licensed or registered by a state, unless they are compensated by a lender, mortgage broker, or other loan originator. **P**

Howard Lichtig, SIOR, is the 2008 chairman of the board for Cleveland Area Board of Realtors (CABOR).

COMMERCIAL • INDUSTRIAL

Your Authorized Duro-Last Roofing Contractor:



Duro-Last's customized Single-Ply Roofing System eliminates leaks. It is perfect for new or replacement flat roofs. Longer lasting.

- EASILY INSTALLED
- 87% REFLECTIVE SURFACE
- 15-YEAR 100% NON-PRORATED GUARANTEE
- BEST FIRE/WIND RATINGS



"Building Satisfaction For Over 30 Years"

888.307.2785 • www.damschroderconstruction.com



STUART LARSEN

What Every Real Estate Buyer Should Know About Purchasing Assets in Bankruptcy

The current credit crunch has challenged the ability of commercial real estate owners to stay above water. The national financial news carries daily reports of bankruptcy filings by property owners and developers. However, as in prior “down” markets, one person’s financial distress may represent another’s opportunity. Potential purchasers believe that they can obtain discounted prices when dealing with a Chapter 11 debtor under intense pressure from its secured creditors to liquidate assets. This article attempts to explain a few basic concepts and provide a road map of the manner in which asset sales develop in bankruptcy.

Most purchasers believe that bankruptcy asset sales provides them with a cleaner title in light of the Bankruptcy Code’s provision for the sale of assets “free and clear” of liens. Upon completion of the sale process, the court enters an order stripping all of the liens from the property and requiring lienholders to seek payment solely from the sale proceeds.

Bankruptcy asset sales may be accomplished faster than a typical foreclosure sale in a judicial foreclosure state such as Ohio. Judicial sales conducted in state court may take six months to a year in some counties. However, a bankruptcy sale may be accomplished in as little as 30 to 60 days.

Virtually every aspect of an asset sale in bankruptcy must be approved by the court after notice to creditors. Creditors prefer this transparency. However, potential purchasers accustomed to obtaining exclusive negotiating rights may find this to be a negative aspect of the process. Purchasers may also differ in their view of a court process, which permits each bidder to learn the terms of another’s offer.

Traps exist for unwary buyers. Bankruptcy asset sales generally proceed quickly with limited due diligence. The representations and warranties provided to the purchaser are extremely limited. Further, unlike many asset purchase transactions, the purchaser cannot



Paul Stark and Brian Stark

Cleveland’s Real Estate Radio... **THE STARK GROUP LIVE!** Talking Real Estate

LISTEN • CALL IN • WIN PRIZES

Welcoming the industry's movers,
shakers & money makers each week

Sponsorship Opportunities Available

**Tune in every Thursday • 7 p.m.
News Talk WERE, 1490 AM**

rely on any indemnification from the debtor/seller.

What is a “stalking horse” bidder? Bankruptcy asset sales are generally structured as controlled auctions with a “stalking horse,” i.e., an interested purchaser who serves as the “floor bidder” for the auction sale. The stalking horse performs due diligence on the assets and negotiates a form of asset purchase agreement with the debtor that becomes the benchmark for subsequent bidders. The “stalking horse” purchase agreement is subject to court approval and, except in extremely rare cases, subject to overbidding. Many purchasers believe that they obtain an advantage by serving as the stalking horse because it enhances their opportunity to perform due diligence.

The alternative to the stalking horse scenario is a pure auction. This alternative shares many aspects of the stalking horse auction process described below.

The stalking horse bidder may be entitled to a “break-up fee.” In many cases, the bankruptcy court will approve the payment of a “break-up fee” as an incentive to the stalking horse bidder. A break-up fee is a sum of money that is paid to the stalking horse in the event that the Chapter 11 debtor accepts of a competing bid. Break-up fees compensate the stalking horse for setting a value for the assets to be purchased which other bidders can rely upon, as well as for the inherent risks in bidding at a bankruptcy auction. (Fees customarily ranging from 1.5% to 3.5% of the value of the assets sold.) Notably, however, a bankruptcy court may not approve a break-up fee if it already anticipates active bidding for the assets. (Break-up fees may be looked upon with disfavor by unsecured creditors because they decrease the amount of cash available to pay their claims.)

The court-approved procedures will ordinarily provide for the submission of competitive bids prior to a scheduled auction. After reaching agreement with the stalking horse purchaser, or, alternatively, proceeding to auction without a stalking horse, the debtor/seller will request that the bankruptcy court approve the sale of its assets and establish bidding procedures. Once the bidding procedures are approved by the court, competing purchasers will have a fixed amount of time in which to submit

**DOING BUSINESS IN A CREDIT RISKY ECONOMY?
YOU NEED TO KNOW YOUR OPTIONS.**

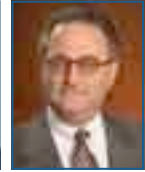
Call Our Business Bankruptcy Attorneys at **330.458.2028**



www.DAY-KETTERER.com | CANTON • CLEVELAND • HUDSON



Stuart Larsen, Esq.



Robert Roland, Esq.



Wayne Kyhos, Esq.



Jack Cooper, Esq.



Masonry, Inc.
www.giambrone.com

Cleveland (216) 475-1200

Akron (330) 650-1400

10000 Aurora-Hudson Rd., Hudson, OH 44236

Proudly Using Union Craftsmen Since 1977

An Equal Opportunity Employer

On Time Service... no matter what.

- 24/7 Service
- 22 Years of Service
- 30 Locations in Northern Ohio

Snow & Ice MANAGEMENT

CONTACT US: (330) 467-7273

RELIABLE
Snow Plowing Specialists

bids in excess of the amount bid by the stalking horse.

Purchasers other than the stalking horse must usually pre-qualify in order to bid at an auction. To "qualify," a bidder must typically deliver: (1) an initial deposit, (2) financial information demonstrating the financial wherewithal to consummate the sale, and (3) an executed copy of an asset purchase agreement in substantial conformity with the stalking horse purchase agreement.

In order to participate in an auction, the qualified bidder (other than the stalking horse) must submit a bid that provides for consideration greater than the stalking horse bid and the initial overbid amount set by the court. All bids must be firm offers and not subject to any contingencies as to the validity, effectiveness, and/or binding nature of the offer. In addition, bids are typically required to be irrevocable until the sale process has concluded.

As in a state court foreclosure sale, the Bankruptcy Code permits a senior secured creditor with a lien on the property to "credit bid" its lien. Instead of paying cash, the lienholder may

offset its secured claim against the purchase price.

The Chapter 11 debtor holds an auction based on the stalking horse bid and any timely bids submitted by qualified bidders. The only persons permitted to bid at the auction are the stalking horse and qualified bidders. The auction proceeds pursuant to the previously established bid procedures. Each party bidding at the auction is ordinarily entitled to learn the terms and conditions of the bids of all other bidders as such bids are made. The bidding procedures may permit the stalking horse to match any qualified bid.

The Chapter 11 debtor submits the agreement with the winning bidder to the bankruptcy court for approval. The bankruptcy court usually holds a hearing promptly after the sale and enters an order confirming the sale. The court has broad discretion in deciding whether to confirm an asset sale. Sales are rarely set aside. However, if there is any mistake as to the terms under which the assets are sold, the bankruptcy court may set aside the sale and re-open the bidding.

The Bankruptcy Code's mootness statute ensures the finality of the order approving the sale.

"Good faith" purchasers of assets in bankruptcy obtain the protection of a statute that renders any appeal of the sale approval order moot unless a creditor or a disappointed purchaser posts a substantial bond immediately after the order is entered. This represents a steep hill to climb for a disappointed bidder or a disgruntled creditor seeking to appeal the sale order. Nevertheless, the record for the sale hearing should contain evidence to establish the purchaser's status as a good faith purchaser.

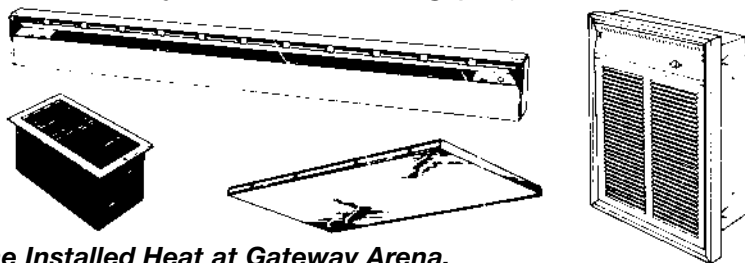
In conclusion, purchasing assets at a bankruptcy asset sale free and clear of liens may represent an attractive alternative. However, pitfalls exist for the uninitiated. Potential purchasers are well advised to seek the advice of experienced professionals when purchasing assets in bankruptcy court. **P**

Stuart Larsen is a member of Day Ketterer Ltd., a firm based in Northeast Ohio, and chair of its Bankruptcy & Corporate Restructuring Practice Group.



The FIRST name in quality electric heating equipment. The industry's referenced standard.

Specify clean, quiet and dependable **QMARK** Baseboard Sill-line Convectors, Fan-Forced Wall Heaters, Aztec™ Radiant Ceiling Panels and Unit Heaters on your next heating project.



The Installed Heat at Gateway Arena, Society Tower, and the Cleveland Library

Local Chromalox® and **QMARK** Representative:

ANDERSON - BOLDS

24050 Commerce Park, Cleve. 44122
Phone (216) 360-9800 • Fax 360-0425
www.anderson-bolds.com
For information, call Guy Mercer or Marlene Holderman

Cleveland area stocking distributors:

Don Burger, Inc.	451-0719
Cleveland Hermetic	961-6250
Famous Supply Co.	529-1010
Leff Electric	432-3000
Wolff Bros. Supply	225-2240



The Road to Cleanliness Starts Here

CALL FOR A NO COST PARKING AREA ASSESSMENT

- Sweeping
- Pressure Washing
- Scrubbing
- Pavement Repairs
- Striping
- Salting
- Snow Plowing
- Construction Sites
- Parking Lots
- Parking Decks
- Warehouses
- Special Events





Since 1990

330-798-9200

www.buckeyesweeping.com



Functional Green Trends

Practical and accessible specifications in sustainable building and design

By Mike Molinski, LEED AP | Images courtesy of Vocon

Designers, architects and contractors are spearheading the charge towards sustainability. Leading the way with the latest developments in sustainable design and green building trends, they are educating clients on more environmentally friendly interiors, construction and building management practices.

With the functionality of innovative green products in the design and construction of buildings, designers and architects are finding increasingly more clients seeking Leadership in Energy and Environmental Design (LEED) certification or asking how to meet LEED guidelines for projects. LEED is a third-party certification through the U. S. Green Building Council (USGBC) stating that a building has met the highest green building standards and verifies a project's level of environmen-

tally responsibility, as well as a healthy place to live and work.

Whether you're seeking LEED certification or simply moving toward more sustainable alternatives, below are a few options to consider when building or designing a commercial space.

Resource management

Energy management is a great example of a green building practice that has not only become more easily attainable in recent years, but is also often overlooked when

considering green attributes. A building can be recognized as environmentally friendly based on factors that include energy efficiency.

Sustainable design principles such as adding daylight to your building is an energy-efficient option that is easy to attain and can also save on costs. Buildings designed to maximize daylight do have more windows and skylights but also incorporate features that control glare and reduce heating and cooling loads. Light shelves, exterior sunshades, low-e glazing and

lighting controls with daylight sensors take advantage of the free energy provided by the sun.

Artificial, electric lighting is a component of every building. When only inadequate or inappropriate natural light is available, it is important to select a lighting scheme that addresses efficiency and functionality. Modern fluorescent lamps are available in a wide range of styles, intensity and color rendition capability. Choosing the right combination of fixture and lamp is critical to a successful light-



LIGHT TOUCH Offices for Hyland (left) and Morgan Stanley (right) incorporate daylighting with massive windows to draw in natural light.

ing scheme. LED (light emitting diode) lighting also has a promising future: LEDs consume significantly less electricity than fluorescent lighting with the light sources lasting about 10 times as long

While these are examples of highly visible elements, there are other, less obvious changes that can make major strides in regards to a building's environmental responsibility. Take, for example, the advances in the area of

HVAC controls. Computerized controls, and building automation systems with remote monitoring capabilities allow facility managers and maintenance staffs to fine-tune the operation of their systems. This sophisticated technology for controlling HVAC systems can greatly increase the efficiency of any building. The operation of these systems can be complex. Thorough training of maintenance personal is key to having

these systems operate at their maximum efficiency. The LEED process prescribes third-party commissioning of HVAC systems. An experienced commissioning agent insures not only that systems are operating correctly at the end of construction but are an invaluable resource during the turnover of a new or renovated building.

Builders and designers are providing clients with energy management options. Due in part to the increase sophistication of building control systems, strategies once thought exotic are more common. For example, at FirstEnergy's West Akron Campus an underfloor air distribution system increases energy efficiency and occupant comfort. The installation utilizes space between the structure and raised access floor as a supply plenum, improving the overall air quality and providing individual occupant control for minimal overall costs. The low operating pressure of the system reduces the size of air handling unit fans, decreasing noise and increasing energy savings.

The installation of water-saving plumbing fixtures help a building meet LEED certification requirements by saving potable water, often cited as one of our most important natural resources. Low-flow hands-free, motion-sensor activated faucets can reduce water consumption. In addition, these provide a more hygienic

One Company, One Call



PSI Information
To Build On
Engineering • Consulting • Testing

216.447.1335

www.psiusa.com

Geotechnical Engineering
Environmental Consulting
Construction Materials Testing & Engineering
Industrial Hygiene Services
Facilities & Roof Consulting
Specialty Engineering & Testing Services
Special Inspections



If this fits in your ceiling space, we can design an HVAC system for you!



Interested in LEED Design or just a more energy efficient building? Jacco's line of HVAC & Energy Management Systems can provide you with the most economical solution for your building!

Contact Greg Drensky at (330) 343-9460, ext. 126 or gregd@jacco.com



61 Milford Dr. Hudson, OH 44236
Cleve.: (330) 463-0100 Akron: (330) 463-0101
www.jacco.com

Architectural & Standard
Masonry Units of
Today & the Future



216.662.5200

chassvecinc@brightdsl.net

ASPHALT PAVING

ASPHALT REPAIR

SEALCOATING

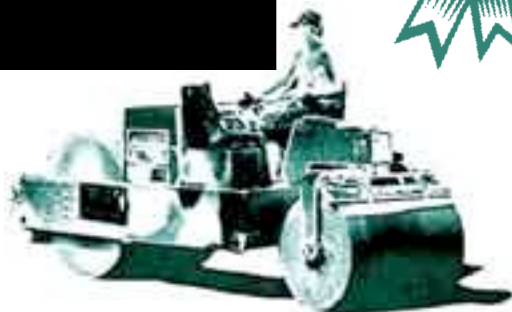
CRACK FILLING

**COMPLETE SITE
CONSTRUCTION**

**EXCAVATION TO
COMPLETION**



- Excellent quality, competitive pricing & reliability
- Cunningham Paving is a family-owned business, with over 15 years of experience
- Licensed, bonded & insured
- Our motto: "Keeping our customers satisfied, keeps them coming back."



Phone 216.581.8600

Fax 216.581.8683

20814 Aurora Road, Warrensville Heights, OH 44146-1006

installation while presenting the opportunity to minimize cleaning agents that can harm aquatic habitats.

Clients looking to build and renovate buildings are cautious as ever about the initial costs of these energy-efficient and water saving options. More and more are recognizing the long-term value of energy savings. Increases to the overall cost of energy shorten the payback period for these investments. Return on investment is an important consideration for all parties during the design process.

Delivering green solutions

While energy efficiency plays an integral role in minimizing a building's impact on the environment, delivering clients the latest green building solutions is another important factor. Beyond providing solutions for the completed space or building, architects and designers also address the challenge of delivering resources to a jobsite with an eye towards sustainability.

Using materials manufactured regionally reduces the environmental impacts of additional transportation and shipping costs. With skyrocketing costs, fuel surcharges are now the norm. Minimizing travel distances reduces fuel consumption, which reduces pollution and its costs. Beyond the consideration of short-term fuel costs are long-term costs associated with pollution. These include the mundane, like more frequent exterior cleaning, and the more serious, as in health-related conditions associated with airborne pollution.



Another strategy to create more healthful environments is specifying materials with finishes that emit low levels of volatile organic compounds (VOCs) into the atmosphere. An expanding array of low VOC finishes and paints provide additional options for designers thinking green. The use of low-VOC products also contributes to a healthy workplace, which is shown to increase productivity.

Innovations for enhanced sustainability

As concern for the environment becomes a mainstream topic, more recycled products are becoming readily available to builders and designers. A few stylish and sustainable trends in design include using recycled glass tiles and rubber flooring that is made from post-consumer and post-industrial waste. Both options are available in a variety of configurations, colors and finishes. Their use diverts the waste stream from landfills to value-added products.

From floor to ceiling, products are now available to designers that address functional and aesthetic requirements,

TOP TREATMENT Ceilings are exposed at the new Cleveland Cavaliers offices, providing a sustainable-minded and aesthetically interesting effect.

reduce energy consumption and reuse material traditionally dumped in landfills. Recycled materials generally take only 25% of the energy used to manufacture new materials, resulting in products that have the added benefits of reduced energy consumption. Carpet manufacturers are at the vanguard of waste stream management. Some now claim total responsibility for the lifecycle of their products, from manufacture to reclamation. Suspended ceiling systems are another case where a high percentage of the product is made from recycled material and can be recycled at the end of its useful life. Both of these products allow architects and designers to incorporate unique elements into their projects while reducing landfill waste.

Less is more

Although these items are features that can be added to a building to make it more environmentally friendly, the absence of elements can also make a positive impact. It is often said that the greenest material is the one not used. Minimizing finish elements while maintaining the functionality of a space is a strategy employed by the most successful designers of sustainable facilities. Exposed structure and building infrastructure, typically seen in industrial settings is an aesthetic that is gaining acceptance in office environments. This look, often found in the retrofit of older buildings relies on exposed pipes, ductwork and structure to generate the character of the space. The impact a building has on the earth diminishes while lowering construction costs and making a design statement.

With the trend toward environmentally responsible design rapidly growing, the function and appeal of any workplace, institution, school or even your home can now be a little greener. **P**

Mike Molinski is a project manager at Vocon Inc., a leading architectural and interior design firm.

Basement Waterproofing • Sewer Cleaning & Repair • Plumbing Services • Residential & Commercial

ALPHONSO & SON, INC.

Specializing in Preventative Maintenance

25057 Broadway Avenue, Cleveland, Ohio 44146

Phone: 440-232-1418 • Fax: (440) 439-2863 • alphonsoandson@aol.com

What is LEED?

These days, the term "LEED" goes hand in hand with any discussion of green building. It stands for Leadership in Energy and Environmental Design, but what does it mean?

The LEED Green Building Rating System is a nationally accepted benchmark for the design, construction and operation of high performance green buildings. The system is used as a tool to quantify sustainable green building and development practices and rate green projects utilizing a series of performance criteria. Projects can be certified Bronze, Silver, Gold and Platinum.


The LEED rating system was developed in 2000 by the U.S. Green Building Council (USGBC), a non-profit trade organization that promotes the sustainable design, construction and operation of buildings.

LEED certification is typically voluntary, although some U.S. locales require that construction projects follow its guidelines.

USGBC offers guidelines for multiple LEED rating system types, including:

- New Construction
- Existing Buildings: Operations & Maintenance
- Commercial Interiors
- Core & Shell
- Schools
- Retail
- Healthcare
- Homes
- Neighborhood Development

According to materials available on the USGBC website, LEED promotes "a whole building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality."

For more information, visit the USGBC website at www.usgbc.org. 

ELECTRICAL SERVICES
 Electrical Service Upgrades
 Equipment Wiring
 Troubleshooting
 Interior Build-Outs
 Explosion Proof Installations
 Site Lighting
 Standby-Emergency Generators
 Electric Heating Equipment

GUARANTEED ENERGY SAVINGS
 Lighting Design & Retrofits
 Power Factor Correction

PREDICTIVE MAINTENANCE
 Infrared Imaging
 Power Quality Audits & Correction
 Harmonic Mitigation
 Transient Voltage Surge Suppression
 + more



ELECTRICAL CONTRACTORS
 DESIGN ■ BUILD ■ MAINTENANCE ■ RETROFIT

ON TIME PERFORMANCE GUARANTEED

13039 CLARIDON-TROY ROAD **440.635.9041**
 P.O. BOX 93 | BURTON, OHIO 44021 www.jltaylorcompany.com

OH LIC #21927

When Quality Counts, Count on Delta.



DELTA
 INDUSTRIAL SERVICES, INC.
 INDUSTRIAL PAINTING CO., INC.

**Providing Industrial Cleaning, Painting & Maintenance
 with Quality & Service that is Second to None.**

INDUSTRIAL CLEANING & MAINTENANCE

- Hot pressure / steam cleaning
- Roof fan and ventilator cleaning
- Waterproofing and sealing
- Industrial exhaust system cooling and heating coil cleaning
- Parking deck cleaning, painting, and striping
- Kitchen exhaust system and kitchen equipment cleaning
- Overhead cleaning / painting
- Machinery cleaning / painting
- Exterior and interior building cleaning
- Welding exhaust cleaning
- Industrial oven cleaning
- Construction clean-up or restoration of property for sale and leasing
- Dust collector cleaning
- Pigeon / bat excrement removal
- Graffiti removal

INDOOR AIR QUALITY

- HVAC system cleaning & sanitizing
- Air duct cleaning
- Mold remediation

Contact Delta Industrial today!

216-281-8700 5201 DENISON AVE., CLEVELAND OHIO 44102



BOWEN

RICHARD L. BOWEN + ASSOCIATES, INC.



Building a Better Future by Design!

A 48-year history of performing public sector, retail and commercial design services in the 48 contiguous states, Hawaii, District of Columbia, Puerto Rico, Canada, Great Britain, Australia and China.

Headquarters:

13000 SHAKER BOULEVARD
CLEVELAND, OH 44120
216.491.9300

Regional Office:

1170 THIRD STREET SOUTH
SUITE C201
NAPLES, FL 34102
239.403.0202

www.rlba.com

Material Difference

Alternative building products put 'green' back into your pockets

By Joe Westfall

The movement toward utilizing sustainable, energy-efficient building materials and planning practices is gaining traction as the domestic energy crisis continues to impact every aspect of our lives. Many companies are working to develop a host of alternative products and services, all aimed at offering a more meaningful product in the end. Some of these products have a small overall financial impact while others have profound financial implications.

To ensure a real impact on capital planning, it's imperative that you select a qualified team to assist in developing a well-crafted plan. This is essential, whether you are building a personal dwelling or a commercial property. When it comes to green building, upfront planning is critical and bringing qualified team members on-board is equally important. You must be willing to venture outside the ideals of conventional planning to select the best team members and solutions; then you must be courageous enough to withstand the nay-sayers who live life by an overly conventional mindset. The old adage that "conventional wisdom equals conventional results" comes to mind.

There have been significant advancements in the technologies available, specifically shell construction, mechanical, electrical and plumbing systems. When a building's design and the use of these technologies are incorporated together, they can deliver extremely strong results, measured by reduced operating expenses and an improved net present value of the property. Viewed from an investment-grade platform, your new building project must deliver every ounce of return that a product development program can offer. Some technologies only deliver fractional savings while costing many times their measurable impact. Other technologies, such as alternative shell materials and cutting-edge mechanical systems working together, offer affordable and dramatic energy savings with realistic break-even timeframes.

Conventional wall and roof assemblies, using time-proven materials and designs will work, but do not offer any energy savings. Dollar for dollar, a building built with conventional wood or metal studs and fiberglass batt-insulation will cost you significantly more in the long run. What appears on day

one to be your best and lowest priced option will prove to be a poor performing hedge against the property's ability to combat the rapidly escalating costs of operating the property and returning needed savings.

However, rigid-insulation wall and roof panel assemblies, offering a complete thermal break (structural insulated panels), have been documented to deliver exponential savings when compared to conventional materials performing in a like-type manner. When paired with a state-of-the-art, energy-efficient (16 SEER) mechanical system, the combined efficiency has been shown to dramatically reduce the energy required to heat and/or cool the property. Utility bills are dramatically reduced (often well in excess of 50% in comparative studies), offering a higher net-present value on the property, a more positive cash flow for the owner, and it often translates to reduced insurance premiums, and a higher market value as an exit strategy component.

Tax-planning tools offer positive impact

The federal government is currently offering \$1.80 per square foot maximum



Big Fans. Big Savings.
Save Energy and Reduce Your Heating Bills.

Humongous Fan
A Division of Acorn Technology Corporation

23103 Miles Rd. • Cleveland, OH 44128 • (216) 663-8830
www.humongousfan.com

energy tax deduction for commercial projects taking occupancy in 2008; there is a strong likelihood this federal tax deduction may be extended as part of the energy tax bill currently before Congress. Assuming this tax deduction is extended, the one-time tax deduction can be applied for by engaging an approved Energy Audit tax consultancy firm federally approved to offer such services. Additionally, cost segregation tax studies should be budgeted into the project's overall proforma; there is a potential for huge tax savings for owners who implement these tax-planning strategies, delivering every available means of getting the highest return on their capital from the very onset of the project's planning.

Dramatic energy savings month after month

Each commercial project has a beginning and a planned end. Each project's planning includes a projection for ownership as to the investment's

return on capital. Every dollar spent must be viewed as a means to an end; maximizing the leverage of an owner's capital should always be the top priority for the entire professional team hired to execute the work. Measuring your past projects' energy performance can provide a solid baseline for your upcoming project's target performance. Take the gross square footage of the property and divide it into the average monthly utility costs for operating the property to determine your cost per square foot, per average month. This is a meaningful metric and one that should be your target energy performance value. Any improvement to this benchmark for a similar type building will offer you a real hedge against the escalating utility costs required to operate your building.

Green-Source Products, a Cleveland-based manufacturer of green building products, has seen projects in which the difference between use of conventional

materials (\$.12 to \$.15/sq.ft. /month) was in excess of 50% savings (\$.04 to \$.07/sq.ft. /month), or more.

In today's economy, predicting the next 12 months of energy costs is impossible. Doesn't it make sense to use your capital to maximize your hedge against these highly unpredictable and rising costs? Alternative, energy efficient construction products and materials, when combined with a thorough MEP effort, will have an unusually positive impact on the long-term cost of ownership. **P**

Joe Westfall is vice president of sales & marketing for Green-Source Products, LLC., Cleveland, OH 44110. Green-Source Products is a national manufacturer of High Performance Green Building System (HPGBS), a patent-pending, energy efficient wall and roof panel system consisting of light-gauge steel framing with expanded polystyrene as its embedded rigid insulation component. For more information, call Green-Source Products at 216.851.4641 or GreenSourceProducts.com.

Fabrication, Installation & Service


Specializing for over 30 years in:

- Packaged rooftop Boilers – steam & hot water
- Sheetmetal fabrication & welding
- Plastic fabrication & welding
- Valued engineering
- Full service maintenance department


LISCO
HEATING & COOLING

440.237.1777 • liscohvac@netscape.net
12608 State Rd., N. Royalton, OH 44133

One of these buildings requires **60% less energy** to heat and cool



One was built using the High Performance Green Building System™ (HPGBS™). This building requires **60% less energy** to heat and cool and qualified for a **\$1.80 SF energy efficiency federal tax deduction**. Use of HPGBS™ also contributed points towards this buildings **LEED® Certification**. Contact us today for a free estimate and an energy performance analysis!

 **Green-Source**
PRODUCTS

Call Today 877.2green1
or visit GreenSourceProducts.com

©2008 Green-Source Products LLC | 1170 Ivanhoe Road | Cleveland, OH 44110-3250
HPGBS™ US & International Patents Pending

Project Delays?

Don't let this happen to your project...

ID	Task Name	Duration	Start	Aug '07	Sep '07	Oct '07	Nov '07	Dec '07	Jan '08	Feb '08
1	Scheduled Demolition	23 days	Tue 9/18/07		9/18	10/18				
2	Emergency Hazardous Materials Assessment	14 days	Tue 9/18/07		9/18	10/5				
3	Agency Notification	14 days	Mon 10/8/07		10/8	10/25				
4	Asbestos & Hazardous Materials Abatement	14 days	Fri 10/26/07			10/26	11/14			
5	Environmental Site Clearance	7 days	Thur 11/15/07				11/15	11/23		
6	Revised Demolition	30 days	Mon 11/26/07				11/26	1/7		

Put **EA Group** on your project team from the start to avoid environmental emergencies that can delay your project and create unexpected costs and liabilities.



EA Group has been providing Hazardous Materials Assessment and management services to the construction industry for the past 25 years. We have the experienced consultants and certified laboratory to evaluate your site, prepare abatement plans and monitor the remediation work.

EA Group provides:

- Pre-construction Hazardous Materials Surveys
- Abatement Design & Management
- Air Monitoring and Exposure Assessment
- Mold Remediation Management



EA GROUP

Consultants/Laboratories

Call **EA Group** with your project needs. Our account representatives will work with you one-on-one to schedule a site evaluation to determine the appropriate plan of action for your project.

7118 Industrial Park Boulevard, Mentor, Ohio 44060-5314
(440) 951-3514 or (800) 875-3514

www.eagroup-ohio.com

Project Profile: Cleveland Environmental Center

Revisiting a pioneer project of local green building

By Aaron J. Morford, Susan N. Lingenfelter and Ross J. Smith | Photos by Aaron J. Morford

In the past few years the pursuit of LEED (see “What is LEED?” on page 69 for more info) certification has grown exponentially across the nation. Many local buildings in the area have already made changes geared toward sustainability and LEED certification. The authors had the opportunity to tour one of the buildings in the Cleveland area that may have inspired many property owners to pursue LEED certification. Cleveland Environmental Center (CEC) at 3500 Lorain Avenue was renovated using “green” technologies more than five years ago in 2003. CEC is currently LEED Bronze certified and the owners are now pursuing LEED Silver certification.

The historic 1918 Cleveland Trust Bank building reopened as the Cleveland Environmental Center at 3500 Lorain Avenue and renovated Fifth Third bank in 2003. Although the renovation of the building substantially improved its energy performance, the primary goal was to inspire other businesses to pursue green building by serving as an example of what can be done to create an environmentally sustainable workplace. The primary goal of this project was to affordably reconcile historic restoration with green building features.



SMART SYSTEMS An early green project in Northeast Ohio was the Cleveland Environmental Center, which opened in 2003 and features a green roof and solar panels.

Green spaces

The building showcases a green roof with a fantastic view of church steeples, the cityscape and even the lake. Native plants surround an open patio, where tenants can sit and enjoy the sights and cool breezes.

Visitors will also quickly see the “green roof” is only partially green, at least in color. There is also an abundance of blue

and white. The blue portion (weather permitting) is the sky’s reflection on an array of 96 solar panels that contribute power to the building. The roof is painted with a reflective white paint to decrease the heat-island effect and reduce cooling costs.

Native plants were also used in the landscaping outside the building, alongside a decorative, eco-friendly fence. Plants have grown through the fence and provide a sanctuary for local birds while the tall fence posts each support a birdhouse. Not to be left out, the birdhouses are equipped with solar panels too, providing enough power to illuminate the sidewalk at night. While aesthetically pleasing, the gardens also serve to absorb rainwater runoff from the parking lot. The use of native plants has eliminated the need for irrigation.

Quality of life

Inside, the individual offices are cool, well lit and comfortable. The building’s

Everyday Brilliance
Brilliant engineering solutions - delivered daily.

NTH Consultants, Ltd.
Celebrating 40 Years of Service
1968-2008

Contact us about our sustainable and green development services.
(216) 344-4040
www.nthconsultants.com

original design maximizes natural light in every room. The walls in every office are painted with VOC-free paints. Flooring materials include re-use of original hardwood, bamboo, and ceramic and carpet tiles made of recycled materials.

Energy conservation

Many employees benefit not only from the quality of the space, but also from the measures taken to promote alternative transportation. Bike racks and showers are available for tenants. The bathrooms have low-flow fixtures and motion-sensing sinks that power themselves. Water flowing from the faucet charges the motion detector batteries.

The CEC also saves energy by using a geothermal system under the parking lot to heat and cool the building. Despite the limited space available, there are 30 wells on the property. Features like these, as well as fluorescent bulbs, motion-sensing lighting, an HVAC system with programmable timers, and solar panels on the roof, combine to save an estimated 67% of the electricity needed for similar buildings.

The CEC serves as an excellent example for others who, in the pursuit of a more sustainable world, wish to change the way they live and do business. There are many green buildings in our region, and many more may be constructed or renovated in years to come. As this example shows, there are many ways to make an impact, whether you have the means for a major renovation or you can only afford to start turning off the lights when you leave. **P**

Susan N. Lingenfelter, Ross J. Smith, P.E., LEED®AP, CDT, and Aaron J. Morford P.E., of NTH Consultants, Ltd. authored the above article. Ross Smith is a LEED accredited professional, and all authors are members of the NTH Green Team. To learn about NTH's Environmental and Infrastructure services or if you need assistance with sustainable "Green" initiatives, feel free to contact NTH Consultants' Cleveland office at 216-344-4040 or email us at pnotrz@nthconsultants.com.

Green Goal

City of Cleveland continues mandate targeting waste, fuel and energy reduction

By Aaron J. Morford

In 2005, Andrew Watterson was awarded grant money from the Cleveland Foundation and the George Gund Foundation and tasked with the challenge to earn his keep as a City of Cleveland employee using his knowledge of "green" economics. Since 2005, Andrew not only proved his own worth, but has proven the need for three additional employees to help promote sustainability throughout the City of Cleveland.

Under Andrew's lead, the City of Cleveland's Office of Sustainability has shown that properly managing resources is not only a benefit for the environment, but also an economic benefit for the City. With strong support from Mayor Frank Jackson, who has mandated that all City of Cleveland buildings reduce energy consumption by 10% within the next three years, the Office of Sustainability has secured a position in Cleveland's leadership and future.

The City of Cleveland has initiated several environmental programs that target waste, fuel and energy reduction. Additionally, the City of Cleveland encourages the use of "green" building principles in all of its building projects. Following the Leadership in Energy and Environmental Design (LEED) building rating system (see "What is LEED?" on page 69 for more info), the City can build new or retrofit existing buildings using proven "green" building technology.

One of the City's first new buildings to be registered under the LEED program is being constructed at the Kirtland Pump Station, but this is not the first City project to promote green building. The TASK building at Nottingham Water Treatment Plant employs several green technologies, such as motion sensor lighting and energy efficient appliances and computers.

Other examples of building "green" in Cleveland include the Energy Star-rated roof products and roof design at City Hall, the planned lighting retrofit at City Hall, and the planned green roof that will be installed on the new reservoir at the Morgan Water Treatment Plant.

Also following the green movement are three Greater Cleveland area neighborhoods – St. Luke's Point, Upper Chester, and the Flats East Bank – who have registered under the LEED-ND (neighborhood development) program. Efforts in these neighborhoods will concentrate on storm water management, using alternative energy sources such as solar, wind and geothermal, and providing comfortable and healthy living spaces for tenants

The City of Cleveland has initiated several environmental programs that target waste, fuel and energy reduction. Additionally, the City of Cleveland encourages the use of "green" building principles in all of its building projects.

and homeowners.

Efforts put forth by the City of Cleveland's Office of Sustainability has proven building "green" is not only a wise environmental decision, but a sound business decision as well. Following the City's lead we should all consider using "green" building principals in our own buildings and homes. **P**

Aaron J. Morford P.E., of NTH Consultants, Ltd. authored the above article. To learn about NTH's Environmental and Infrastructure services or if you need assistance with sustainable "Green" initiatives, feel free to contact NTH Consultants' Cleveland office at 216-344-4040 or email amorford@nthconsultants.com.

Sustainable Strategies

A conversation on going green with Jim Breen, of Breen + Company

By Dave Larkin | Images courtesy of Breen + Company

Breen + Company is a commercial real estate firm that focuses regionally on Northern Ohio properties and provides a range of real estate services, including office leasing and sales, tenant representation and property management.

Recently, *Properties* sat down with Jim Breen, principal of Breen + Company, to discuss his point of view on where the green movement is heading, and what specifically his company is doing to embrace this business philosophy into its portfolio of existing properties. **P**

Properties: How have trends in green building affected your business?

Jim Breen: The green movement is causing fundamental changes in processes and procedures on how you maintain the tenants' lives in our buildings. I would say that it is more of a way of life or of doing business than is it a physical, hard renovation. In other markets like Seattle and Washington, D.C., this is virtually compulsory. I have a unique opportunity to pick up on national forums where ideas and best practices are discussed and shared. I know this because of the national forums I attend where ideas and best practices are discussed and shared. The National Association of Industrial & Office Properties (NAIOP) and the Building Owners & Managers Association (BOMA) are providing strong momentum for this as well.



Jim Breen, principal of Breen + Company

P: What is happening within your organization to address green retrofit issues?

JB: With retrofit/upgrade guidelines set by the U.S. Green Building Coalition for existing buildings, our goal is to become LEED certified on all of our buildings and properties. We are following a specific category devoted to renovation and have been active in this for the past one-and-a-half years. We will be certified silver or gold in at least two buildings this year, and for three others by the first half of 2009.

P: Can you point to a specific green renovation project in downtown Cleveland?

JB: We are currently in the process of renovating two large and adjoining office properties – the IMG Building and the companion Lincoln Building on 9th Street. Using recycled materials, the two structures are being totally re-skinned. Next year, we will install a green roof, which will include solar panels.

P: What are some of the building systems you need to review and, where necessary, upgrade?

JB: In the Great Lakes region we take water availability for granted. But by reducing water consumption, the cost savings can be huge. Among other things, we can consider installing a new chiller/cooling tower, adopt modern chiller controls, monitor toilet, faucet, shower performance, and when required, create a more efficient computer room environment.

Lighting can represent as much as 30% of the building's energy usage. We can change incandescent to energy efficient CFL and HID types, convert T12 fluorescent to T-5 or T-8, install occupancy sensors in storerooms, conference rooms, and bathrooms for both lights and HVAC, and install night setbacks on elevators.

P: How do your tenants feel about all of this possible change and how will they benefit?

JB: Our tenants love it. They feel they are a part of something special. It is a strong selling point for signing up prospective tenants. Yes, we can pass along certain operating costs, such as utilities, but no capital costs. We are absorbing the capital costs, while tenants are sharing in the benefits: a better environment and reduced costs. That's why I have decided to go green in everything I write checks for. We are also doing some consultation and education for buildings where we serve as a third party leasing agent or manager.

P: Looking forward, what do you see occurring?

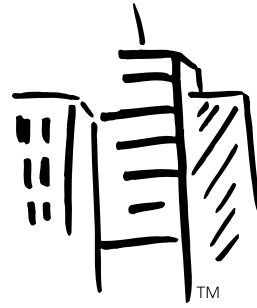
JB: The next green wave will make the entire building a functioning energy plant. Being able to document and control your fresh air makeup, your mechanical air conditioning, heating and electricity will be vital. Down the road you will see a lot of building products incorporating solar panels.

LEED certification will be a must, like meeting today's ADA requirements. If you are not green in the near future, your building will be in real trouble. You will wind up being late to the party and risking way too much.



FIT FORTHE FUTURE Designed by the architectural firm of Westlake Reed Leskosky, the adjoining IMG and Lincoln buildings in downtown Cleveland are undergoing a green retrofit that will be completed next year. These will become the first LEED certified existing buildings in downtown Cleveland.

For more information, contact Jim Breen at 216.902.8150 or visit breenandcompany.com.



Breen & Company

1360 East 9th Street • Cleveland, Ohio • 44114 • 216.902.8150

BREEN GOES GREEN

Breen + Company is a Northeast Ohio leader in Green. Breen is Green with the IMG Center and Lincoln Building and plans to go Green with all their properties.

Breen + Company is a leader with commercial real estate services, too. Whether you are looking for office leasing and sales, tenant representation or property management, Breen + Company offers professional advice and market knowledge to provide the best solutions for your commercial real estate needs.



www.breenandcompany.com

THOMARIOS[®]

www.thomarios.com



Pursuing Platinum

Summit County Metro Parks building strives for top LEED certification level

By Mark Watt | Photos by Aaron Morford

Earlier this year at Akron's Sand Run Metro Park, Peninsula Architects and general contracting firm Thomarios led a team of tradesmen in completing the transformation of a single-family, ranch house into a showcase of green building techniques, materials and philosophies. By December, they may find out if it will become the first "Platinum" LEED-certified building in Ohio.

Tucked away in the trees at 2360 Sand Run Parkway, the new Summit County Metro Parks Ranger/Natural Resource Management Building incorporates solar and geothermal components, a rooftop rain garden and countless other sustainable components that together may help the building achieve the highest level of LEED (Leadership in Energy and Environmental Design) certification by the United States Green Building Council. (See "What is LEED?" on page 69 for more information.)

"From the very beginning of the project three years ago, it was a question of how we could address as many components of the LEED guidelines as possible," says Joe Matava, principal architect with Peninsula Architects, noting that the project's final submittal documents should be in the hands of the USGBC by October. "It was always a perfect fit because sustainability has become a big part of the park system's programming for several years now."

Since 2006, in fact, the park has put in place a sustainability policy, adopted by its board of commissioners, whereby all future buildings and major upgrades to buildings will be LEED certified. This is the first of those projects, according to Lisa King, landscape architect and project planner for Summit County Metro Parks, who mentions that green building is a cozy fit with the park system's mission to practice and encourage environmental stewardship.

"For us, there were several motivations," King says. "In general, we think we should lead the charge on being sustainable and doing things in a green way. We feel we're here to set an example, and to show others what is possible. Also, as this is the first of many green projects for us, it served as a test run for us in a way."

Lower on the list of motivations is the fact that there may be financial benefits down the road, King says.

"We may eventually see financial savings, but that was not a prime motivation for us," she says. "We look at things differently than a homeowner or business would, because we won't be moving in a few years. We design our buildings to last in perpetuity. So we made some choices to use technology that, cost-wise, most homeowners can't do at this point in time. That way we can try new systems and techniques ourselves and then show the public how they work."

WE'RE GREEN BUILDING EXPERTS—ASK US!



Material Reclamation Facility

- Roll-off containers 10, 20, 30, 40 & 60 yds
- Construction/demolition recycling
- Accepting comingled materials
- Erosion control • Excess soil removal
- LEED materials and resources documentation
- Recycled content, regional materials available for sale:
 - #411 screenings
 - Compactable fill material
 - 4 x 8's, foundry sand
 - Road base
 - Crushed concrete
 - 100% genuine brick chips
 - ...and more!

We're diverting 80-90% from disposal like no other recycling facility in the area!

"LEED" JOBS PROCESSED DAILY WITH OUR MRF!



Kurtz Bros., Inc.

Call today!
(216) 986-9000

Members of: US Green Building Council, Entrepreneurs for Sustainability, Cleveland Green Building Coalition, Home Builders Association — Build Green, Earn LEED Points!

KURTZ BROS., INC. • 6415 Granger Road • Independence, OH 44131 • www.kurtz-bros.com
To view our Material Reclamation Facility in action, visit: <http://youtube.com/watch?v=jHQL68Wq6U>

YOUR FACILITY DESERVES TO LOOK ITS BEST!

Crystal Clear

BUILDING SERVICES INC.

Trusted Since 1988

A TOTAL FACILITY MANAGEMENT COMPANY

Building Services

Nightly Janitorial Services, Carpet Cleaning, Tile & Hard Floor Maintenance, Ultra Sonic Cleaning Services, Landscaping, Snowplowing, Distributor of Paper Products, Maintenance Supplies & Equipment

Construction Cleaning

Total Construction Cleanup

Window Washing

Commercial/Residential Interior & Exterior Services

Consulting Services for the Janitorial Industry (Developing Cleaning Specifications)

26118 Broadway Ave., Suite 1A | Oakwood Village, OH 44146 | 440.439.2288

The Ranger/Natural Resource Management Building project began 2003 when the park acquired a pair of properties along Sand Run Parkway: residences owned by two brothers who had sold their homes to the park system in a life estate. At the time, Summit County Metro Parks was looking to provide the newly established Natural Resource Management department with its own headquarters, and to create a new home for the park ranger chief, supervisor and San Run ranger-on-duty, who had outgrown previous spaces. One of the newly acquired houses, a 2,200-square-foot ranch, seemed a perfect fit for those needs.

After enlisting Peninsula Architects to design the new space, it was determined that there was not enough space in the house for the entire program, so several small additions were planned, including a new garage and an entrance foyer.

sustainable

diverse

timeless

www.pa-architects.com
330-657-2800

PENINSULA ARCHITECTS

“Looking at the building, we approached it with sustainability in mind, from a strategic point of view,” Matava says, noting that the park system’s choice to recycle an existing building instead of building new was a green strategy in itself. “We looked at how much of this building could be shared space for both departments and how we could make the additions with as small a footprint as possible.”



SYMBOLS OF SUSTAINABILITY Among many green features at the new Ranger/Natural Resource Management Building are rain barrels and louvered window shades made of reused timber.

Just as vital to the efficiency of the building are its energy saving features, such as indoor lighting that incorporates motion sensors and light sensors, which adjust brightness based on the amount of natural light already in a particular space.

Construction began in January 2007 and was completed in May of this year, according to Bryan Huber, field superintendent with Thomarios, which served as general contractor for the project.

Traveling forward

Four months after the new Ranger/Natural Resource Management Building opened, Metro Parks employees – including the three rangers and four biologists utilizing the building – have had the

opportunity to see how well the building has performed. And they like what they see, King says.

The flashiest green aspects of the project are its renewable energy sources, including rooftop photovoltaic solar panels and four geothermal wells situated beneath the entrance walkway. Energy from both systems is converted into usable energy in the basement of the building and together reduce the need for nonrenewable energy sources by more than 40%.

Architectural modifications are designed to save energy as well. Two light monitors, one in the ranger offices and one in the natural resources offices, provide aesthetic interest but were also built to bring natural light into the center of the building and also to draw heat out of the building at night.

“Heat can be exhausted out of here very quickly,” Matava says. “It’s the stack effect. Cooler air comes in through the windows below, and warmer air exits above through the light monitors.”

 <p>Tensor INTERNATIONAL A <i>tensor</i> Company</p>	 <p>SIERRASCAPE® RETAINING WALL SYSTEM THE POSITIVE CONNECTION™</p>
	<p>DIFFERENT FACES FOR DIFFERENT PLACES →</p> <p>The SierraScape® System is more than just a pretty face. It is the only wire-formed system to feature a positive, mechanical connection for long-term structural integrity. It’s also quick to build and easy to maintain, helping you save time and money on every project.</p> <p>Call today to see how the SierraScape System can help you qualify for LEED credits!</p>
<p>Mark E. Miller, President 10361 Pifer Road Wadsworth, OH 44281 P: 330-335-3635 F: 330-334-1130</p>	<p>Distributed By: PS CONSTRUCTION FABRICS, INC. “Contractors in Geotextile and Pavement Maintenance”</p>

©2008, Tensor International Corporation. 1/4PV-PSCFSSPEM4C08

Questions on environmental regulations? Indoor air quality? Safety...

Maybe we can help.

Building Environment Council of Ohio

*20th Annual Conference
October 15-16, 2008*

Ramada Plaza Hotel & Conference Center
4900 Sinclair Rd.
Columbus, OH 43229
www.becohio.org
Call Kim @ (614) 784-9772





Congratulations to Summit County Metro Parks on your new Ranger/Natural Resource Management building! We were proud to be part of the team.



(216) 524-4200

fax (216) 642-9055

jtaras@pasadenabldrsinc.com

P.O. BOX 31041 • INDEPENDENCE, OHIO 44131

UNIQUE REQUEST?

The Geist Company specializes in architecturally distinctive sheet metal roofs, siding, fascias, and cornices. Yes, we're great for the basics, but you'll be impressed by what we can do with your custom projects.

Have a challenge for us in copper, galvanized steel, aluminum, stainless steel, or composites? *Give us a call* at 216.771.2200 and let us show you how we can take your project to new heights while keeping your bottom line planted on the ground.

THE **Geist** CO.

1615 Merwin Ave. • Cleveland, Ohio 44113
216.771.2200
216.771.7112 FAX
www.geistco.com
info@geistco.com

THE SKY'S THE LIMIT.



Proud to have installed solar PV panels at the new Sand Run Ranger/Natural Resource Management building



REpower
SOLUTIONS

Renewable energy & home energy audits

P.O. Box 91992
 Cleveland, OH 44101
 (c) 216.402.4458
 (f) 216.803.6739

power@repowersolutions.com
www.repowersolutions.com

Ohio License # 44844



RECYCLE AND REUSE A family room has been refashioned into a meeting space that retains an existing fireplace and the building's original tile floors.

Situated above the garage addition on the building's west side is a rooftop garden that serves a number of purposes, including reducing storm water runoff, but also providing a cooling effect in the summer, reducing winter heat demand and reducing carbon dioxide impact. The garden is inhabited by several native plant species, but roughly 75% is sedum hybridum, a succulent that retains a large amount of water, King says.

Additionally, a separate rain garden on the east side of the building is fed by storm water drained from the roof.

Another major aspect of the project's sustainable design is its use of materials. Whenever possible, materials were simply pulled from the residence next door (now serving as a storage space for the park system). This included wainscoting, kitchen cabinetry and more. Additionally, considerable amounts of wood, including structural timber, came from a storage barn owned by the Metro Parks; much of this wood originally came from trees that fell in various park locations in the area, Huber says.

A mason by trade, Huber and his crew removed approximately 2,000 bricks to widen windows and doorways as part of the project, then cleaned off mortar and reused the bricks elsewhere on the project. It was a labor-intensive process, King says, but it was "a huge victory in reusing materials."

Matava is particularly proud of a large, multi-function table, bookshelf and storage piece that was custom designed and built for use in a large common area at the center of the building. With a structure composed of cherry planks of wood pulled from the room's original flooring

Save Money. Save the Environment.

It's 2008.

Is your business recycling?

LESS
IS
MORE

A Guide to Recycling in the Workplace

**TAKE THE
ZERO WASTE
CHALLENGE!**

RECYCLE:

- cardboard
- paper
- cans
- bottles
- fluorescent bulbs
- glass
- electronic equipment
- compost coffee grinds and food scraps
- donate usable items to charity.

Contact Beau Daane for free recycling consulting
bdaane@cuyahogacounty.us • 216-443-3732
 or visit www.cuyahogawd.org



Complete Abatement & Environmental

Committed to Excellence...

- *Asbestos and Lead Abatement*
- *Environmental/Site Remediation*
- *Selective Demolition*
- *Indoor Air Quality*
- *Concrete Sawing and Drilling*
- *Floor Covering Removal*
- *Microbial Remediation*

Commercial • Industrial



Dedicated to quality and performance...

5500 Old Brecksville Road
Independence, Ohio 44131

Phone: (216) 642-6040
Fax: (216) 642-6041

Website: www.precision-env.com

Emergency Response Services Available

and a countertop composed of recycled material, the piece is “a manifesto on green building,” he says.

Other green materials include recycled concrete backfill in the driveway and cinderblocks built, in part, from recycled content.

Along the way

Beyond the building itself was the entire design and construction process, which was highly efficient and intended to create minimal detrimental impact on the environment, King says.

“Before we even started construction, we picked apart the building, took items we didn’t need and donated them to Habitat for Humanity in Canton,” she says. “We had about 24 tons of stuff, from commodes to bathtubs and anything else.”

Approximately 96% of waste produced from the construction process was



recycled, which was a surprising discovery for the team, Huber says.

Another example of the project’s conservational strategy was the decision to make the parking lot smaller than what was initially required by code. The city allowed the team to reduce the lot’s size from 25 to nine spaces, reducing the building’s footprint and its overall cost as well.

“It’s pretty incredible,” Huber says. “There are a million things you can do

GREEN PATH The new Ranger/Natural Resource Management Building is located along a hike/bike trail in Akron’s Sand Run Metro Park.

from a green standpoint – with hardly any additional effort.

“With green jobs, there is almost nothing different than with typical, non-green projects. It’s still brick. It’s still wood. It’s just: where did you get the materials from? And the guy who sold it to you – how did he make the materials? Most of the details are inconsequential to contractors. If you’re a masonry contractor, you’re still building a brick wall – you just need to fill out a particular piece of paper in the process.”

Taking the LEED

Although the ranger/natural resource management building was the first LEED project for many of those involved, it was an intuitive process, Matava says.

Before your project gets here...

...let **TSI! help you through.**

Environmental & Safety Consulting, Program Development & Training
(440) 942-1200 www.TSItraining.com

"I was impressed with how well documented the LEED process is in the USGBC's submission book," Matava says. "It's not rocket science. You read it and follow along, and it makes a lot of sense. The book is thick so it is daunting at first, but when you break it down component by component, it's not that complicated. It just requires a little bit of focus."

To ease the process, though, the design and construction team was assisted by a variety of consultants that are well versed in the green building process. For instance, Doty & Miller Architects reviewed documents in the design and development stage and eQuest provided consultation service and played a large part in green systems design overall, Matava says.

"With eQuest, we were able to model the building and determine how much energy we were saving because of the geothermal system and, based on current energy costs, what the payback would

be on the facility," he says. "It was a process where you look at these different components and see what the return on investment is and what the impact is on the building performance."

Matava adds that the team feels good about its progress toward LEED

"Environmentally, [green building] is the right thing to do and it has financial benefits if it's done right. Green building just make sense."

**Bryan Huber
Thomarios**

"Platinum" certification, in part because of enhanced commissioning that is part of the USGBC's qualification process.

"Enhanced commissioning is where an objective engineering professional comes in and takes a close look at the process from start to finish," Matava says. "On

this project, Precision Commissioning were involved throughout the planning and design process and then during installation. The USGBC requires that the firm come back six months after the move-in date to see how the sustainable components are working. So they will be coming back in October."

While Metro Parks looks forward to learning the results of the Ranger/Natural Resource Management building's LEED certification efforts, it is also looking ahead to the next project: a new green project at its Seiberling Nature Realm, a nature center at 1828 Smith Rd. in Akron. The underground building will undergo 12 months of renovations, which will include the addition of solar and geothermal components and other green features.

"The park continues to push forward with green building and they're bringing a lot of people with them," Huber says. "For our company, this was our first significant green project and it was a great experience. It's changing the way we look at things at Thomarios and I think that's how it's been with a lot of the guys who worked on this project. Environmentally, it's the right thing to do and it has financial benefits if it's done right. Green building just make sense."

Matava agrees, noting that sustainable design and construction as an ongoing strategic process is the key.

"It's neat to see all of the bells and whistles, like the solar panels and the rain chains and all of the high tech stuff, but honestly I get a little more excited about some of the everyday things that people can do to conserve energy," he says. "I like that we were very frugal in making the additions to the original house as small as possible. I like that we made the parking lot smaller than was additionally required by code. Those are not costly things and they save you money. People think that green building is expensive and unattainable, but there are so many things that can be done that are strategic and smart, but affordable too and the result of a thoughtful approach initiated very early and followed through." **P**

Icynene spray foam insulation

Soft, spray-in-place, light density, expanding foam insulation saves up to 50% in utilities over conventional insulation.

- Superior control of air leakage
- Improve indoor air quality
- Environmentally-friendly
- Better moisture management
- Reduce mold dangers

**Great Lakes
Insulators, Inc.**

888 696 3626

Russ@wikelinc.com



www.Icynene.com

10216 St. Rt 13, Huron OH 44839

Building Green with Icynene

Foam spray system provides sustainability-focused insulation solution

By Russ Wikel

Insulation versus the environment, how can that be? We should assume that any insulation is better than no insulation because we are saving energy. And if we insulate, the better the insulation, the more energy we shall save, thus even better for the environment. Not always so.

Fifty years ago, the miracle material was asbestos and today we all realize the harmful outcome of using this product. Ten years ago, the "home environment" concern was "black mold," mostly caused by the addition of insulation without the proper control of water vapor. Moisture laden air would be drawn to and condense within wall surfaces now defined as warm and cold by insulation, provid-

ing the basic ingredient for life, water. Conventional insulations being fiberglass batt or loose fill cellulose do not control air movement and thus cannot control water vapor. Use of vapor barrier materials are rarely installed as per the manufactures guidelines and some areas of our climate zone builders and inspectors have mixed theories of proper use.

The growing solution to this problem is the use of spray foam insulations. An energy efficient product seen more often on home improvement shows, spray foam insulation controls air movement and provides a superior thermal barrier, thus eliminating the need for a vapor barrier and the dilemma of such.

Environmental issue solved? Not so.

Thirty years ago, the environmental issue was the hole in our ozone layer. Governments stepped forward and issued mandated to reduce harmful fluorocarbons, CFCs and HCFCs, to combat this problem. CFCs and HCFCs have many uses, one of which is in the production of foams. Today the flip side is that while reducing harmful fluorocarbons, their replacements, HFCs, are now contributing to the global warming problem. Once again scientist and manufactures have to re-think the greater picture of their work. When we think of "green" products, we have to think: what are their carbon signatures or what are their GWP (global warming potential)? An example of a damaging HFC



WAVE
LANDSCAPE
DEVELOPMENT
COMPANY

Commercial landscape
construction installation and
maintenance services

216-376-3700

FIRE AND WATER DAMAGE

24 Hour Emergency Service



- Commercial and Residential
- Trained, Uniformed Professionals
- Complete Move-Outs
- Restoration Vendor for Insurance Companies Nationwide

*Over 1,300 Franchises Nationwide.
SERVPRO® Franchise System Serving Since 1967.*

Restoration:

- Fire, Smoke and Soot
- Water Removal and Dehumidification
- Mold Mitigation and Remediation
- Catastrophic Storm Response
- Move Outs and Contents Restoration
- Electronics and Equipment
- Document Drying
- Contents Claim Inventory Service

Cleaning:

- Air Ducts and HVAC
- Biohazard, Crime Scene and Vandalism
- Carpet, Upholstery, Drapes and Blinds
- Ceilings, Walls and Hard Floors
- Odor Identification
- Deodorization

*Services vary by location



216-575-1985

Fire & Water - Cleanup & Restoration™
Independently Owned and Operated since 1977

Like it never even happened.®

would be HFC-245fa. This chemical blowing agent has a GWP of 950. That is, it is 950 times more damaging than one kilogram of CO2 over 100 years. The plus side to this chemical is that its ozone depletion potential is zero.

If all this information make you run for a log cabin, there is more. PBDEs (polybrominated diphenyl ethers) are flame retardants used in many everyday products from rugs and mattresses to children's clothing. So what is the issue? PBDEs have been linked to several health issues in laboratory animals. Although there has been no conclusive evidence of health issues to humans, body burden

testing of individuals shows that we are a product of our environment: our body absorbs and accumulates these chemicals. Today consumers are looking for products with low VOCs (volatile organic compounds) in an effort to reduce their chemical exposure.

So where were we going with all of this? Save energy, save the ozone layer, save the planet and live healthy in a healthy home for future generations. And how do we achieve such a lofty goal? Insulate with the Icynene Insulation System. Icynene spray foam insulation controls air leakage, thus controls moisture reducing mold potential,

while locking out dust and allergens. Icynene has no loose fibers to become airborne and breathed in. Icynene has a 100% water-based blowing agent that contains no CFCs or HCFCs harmful to the ozone. Icynene has a GWP rating of "1" unlike other foams that use HFCs with rating as high as 950. And Icynene has no VOCs, PBDEs or formaldehyde chemicals, thus it is safe for individuals – especially those who are chemically sensitive or suffering with allergies or asthma.

The Icynene System celebrates 22 years of engineering and development with thoughtful consideration to the environment and the people it comforts, thus proving we can produce a healthier, more fuel efficient insulation and save our environment at the same time. **P**

Russ Wikel is president of Great Lakes Insulators, Inc. For more information, call Wikel at 419.433.4441.

HMMH

RESTORATION

SPECIALIZING IN EXTERIOR MASONRY REPAIR & RENOVATION SINCE 1972

- COMPLETE INSPECTION/ASSESSMENT OF FAÇADE CONDITIONS
- TUCKPOINTING/CAULKING
- BRICK & STONE REPAIR/REPLACEMENT
- SEALING/WATERPROOFING
- CLEANING/PRESSURE WASHING

216-881-4142
Fax: 216-881-6557

4408 St. Clair Ave.
Cleveland, Ohio 44103

Fiorilli

Fiorilli Construction, Inc.
1399 E. 17th Street
Cleveland, OH 44114
www.FIO-CON.com



The Midwest's Premier Construction Provider

General Contracting
Finishes Division

Design Build
CM Services

Call Today **T: 216.696.5845** **F: 216.696.5844**
Excellent **Efficient** **Equitable**



SHOREBEST

*Manufacturing Cleaning
Products for Commercial,
Industrial, Restoration, and
Institutional Use*

www.shorebest.com

Inquiries: 412.915.8533
Orders: 1.800.860.4978

TIRED OF BEING RIPPED OFF?

Then stop hiring fly-by-night "roofing contractors" whose only office address is wherever their pick-up truck happens to be parked at the time!

The no-insurance, irresponsible operators are driving the few remaining honest roofing contractors out of business. Unless the consumer gets wiser, ultimately there will be no one responsible left! We are looking for a few wise consumers.

If you fill the bill, call

CAREY ROOFING CORPORATION (216) 881-1999

— FOUNDED IN 1946 —

www.careyroofing.com

MEMBER OF THE NATIONAL ROOFING CONTRACTORS ASSOCIATION



UPCOMING EVENTS:

**General Membership Meeting
Talkin' Trash with Beau Daane
October 22, 2008**

The Forum @ One Cleveland Center

**Annual Business Meeting, Awards &
Installation Luncheon
November 20, 2008**

The City Club

For more information or to register for an
upcoming event, visit
www.bomacleveland.org

200 Public Square, Suite 209
Cleveland, OH 44114
Phone: 216.575.0305 Fax: 216.575.0233
www.bomacleveland.org

BOMA Greater Cleveland membership represents over 157 commercial buildings in both urban and suburban markets; that's over 33 million SF of commercial property in a four county region!

WHY IS BOMA SO POWERFUL?

- Advocacy:** We're a major voice in local, state and federal government and legislative issues.
- Education:** Our seminars and educational courses are designed to enhance professional growth and performance.
- Networking:** Regularly scheduled events and meetings provide countless peer-to-peer interaction.
- Information:** Access to countless informational resources to keep you current on commercial property ownership/management news.
- Group Purchasing:** Buying power to secure substantial cost savings for items like air filters, natural gas, solid waste removal and more!

Fuel Your Growth *The Smart Way*

Gas prices? Higher than ever.

Postage costs? Ditto.

What next?

Now more than ever, advertising in *Properties* is the most cost-effective way to communicate your message to decision-makers in the real estate, construction & architectural markets of Northeast Ohio.

**SAVE TIME & MONEY. LET US
DELIVER YOUR MESSAGE DIRECTLY
TO YOUR FUTURE CLIENTS.**

YOUR POWERFUL RESOURCE & ALLY


NORTHEAST OHIO'S MONTHLY REALTY, CONSTRUCTION & ARCHITECTURE MAGAZINE

www.propertiesmag.com

216.251.0035

Industry Profile: Chemtron Corporation

By Penelope Derethik

Going green. It's no longer just a catchy "buzz" word, but also an environmental reality. In this era of increasing awareness of environmental concerns, compliancy with evermore complicated government rules and regulations can easily bog down construction projects even before they get off the ground due to pre-existing conditions that often come to light during the re-development phase.

Since the early 1980s, long before the rest of the construction industry jumped on the "green" bandwagon, Chemtron Corporation, of Avon, has been providing the public and private sectors with remediation solutions that address various environmental conditions caused by previous unregulated environmental hazardous practices.

Not only classified as a full-service part B permitted treatment, storage and disposal facility, Chemtron with its state-of-the-art laboratory and top-notch technical department offers unique, turnkey, cost-effective solutions to today's myriad of complex environmental problems.

Chemtron's extensive menu of services include:

- Hazardous and non-hazardous waste disposal
- Environmental remediation
- Site decontamination and restoration
- Mercury, lead and asbestos abatement
- Turnkey lab pack services
- Consumer commodity disposal and reclamation programs
- Laboratory services-waste analysis and identification
- Comprehensive compliance services-OSHA, RCRA and DOT training programs
- 24-hour emergency response ranging from containment and clean-up of small chemical release to major over the highway spills


In addition, Chemtron also offers property assessment/mitigation services-Phase I, II & III along with analytical testing and identification to commercial property owners, banks and institutions. By employing a thorough preplanning site development phase, property owners can often save time and money as the result of a more cost-effective environmental remedial design that often expedites their development or site restoration goals.

But, beyond its array of services, "it's the dedicated staff of employees and management's dedication to providing the best environmental services possible that's the foundation upon which Chemtron's success is built", says Ron Guenther, president.

More than 100 professionals, many working behind the scenes, represent

a single source for clients to help them successfully tackle increasingly complicated environmental issues. Moreover, as a family-owned company, Chemtron prides itself on providing fast response as well as small company personalized service.

"We're a company that cares not only about the environment, but also our client's needs," says Mike Guenther, vice president of business development.

We're constantly searching out and improving methods to solve and help overcome environmental obstacles in the most cost-effective ways possible." 

For more information, call 440.933.6348 or visit Chemtron Corporation's website at www.chemtron-corp.com.



CHEMTRON CORPORATION



Your Complete Environmental & Abatement Specialists

Commercial Industrial Residential

Expert Environmental Solutions...

- Property Assessment & Mitigation Services - Phase I, II & III
- Hazardous & Non-Hazardous Waste Disposal
- Environmental Remediation - Total Site Decontamination & Restoration
- Mold, Mercury, Lead & Asbestos Abatement
- Demolition
- Analytical Testing & Identification
- OSHA, RCRA & DOT Training Programs
- 24-Hour Emergency Response
- Transportation



...Your Single Source Provider

Member of Ohio Contractors' Association

**35850 Schneider Ct.
Avon, Ohio 44011**

**Visit our website!
www.chemtron-corp.com**

**Ph: (440) 933-6348
Fax: (440) 933-9500**

24-Hour Emergency Phone Number: (440) 937-5950



MARS IS BRINGING NEW LIFE TO LIGHTING

**PHILIPS
ADVANCE**

VEOLIA
ENVIRONMENTAL
SERVICES



Mars Electric is proud to offer a full line of Philips lamps and Advance ballasts. The Advance family of electronic ballast, when used with Phillips XEW energy saving lamps, provides the lowest energy consumption of any lamp and ballast combination.

With the help of Veolia Environmental Services, we provide a cost-effective, safe and compliant recycling program.



Contact Josh Lippiatt, our Lighting Specialist, at 440-946-2250, ext. 136 or email jlippiatt@mars-electric.com. He'll provide energy audits, reduced energy costs, environmentally friendly lighting solutions, and answer all your questions about lamps and ballasts.

440-946-2250 • 38868 Mentor Ave., Willoughby, OH 44094 • mars-electric.com



BRIGHT CHOICES Technological advances have led to the use of LED lighting in parking lots (left) in recent years, as they provide a 50% cost savings while providing high color rendering light. BetaLED's The Edge Round Direct Mount (center) outfitted with The Edge Parking Lot Luminaire (right) is designed to decrease energy costs by 50%, while increasing safety with high color rendering light

Lightening the Load

Smart illumination choices prove integral to improved energy management

Story by Dave Larkin | Photos courtesy of Mars Electric Co.

Improving the energy performance of buildings and plants requires managing energy strategically across the entire organization. One critical component is the use of energy-efficient lighting systems. Lighting is the single largest end-use for energy consumption in the commercial building sector, accounting for about 40% total energy usage. Much of the market, however, is still using older lighting technologies. About 23% of existing commercial fixtures still have standard performance T12 fluorescent lamps and ballasts.

Today's energy efficient T8 and T5HO lamps provide long rated life, excellent color rendition, instant-on and good initial and maintained light levels. To maximize light output, it is important to match the right fluorescent lamps and ballast. Because the output of fluorescent lamps are based on many factors, including temperature, facility and energy managers will see the best performance from a combination lamp and ballast best suited to a location's specific needs.

A major move toward energy savings and sustainability is the move of outdoor lighting to light emitting diode (LED) technology. There is a huge potential with this technology to reduce energy loads and cut down on facility maintenance in parking garages and parking lot site lighting. Lighting supplier Beta LED is one of the leaders in this technology in terms of LED quality and the durability

of the fixture itself. With one of the best warranties in the industry, these fixtures are designed to drastically reduce maintenance costs for many years.

According to Josh Lippiatt, lighting specialist for Mars Electric Company, new lighting systems will provide a big gain in energy savings by lowering wattage as well as reducing the mercury content per lamp, which will help make a building more sustainable and environmentally friendly.

"The decisions we make today directly effect our future, and that is what sustainability is all about," Lippiatt says.

By partnering with companies like Philips and Advance who are the leaders in the industry with more than 60 years of experience, Mars Electric Company can provide the highest quality and most energy-efficient products available. Recently Mars Electric has also partnered with the world's largest hazardous waste recycling company, Veolia Environmental Services. Veolia is helping Mars Electric Company in providing customers with the best in sustainable business solutions, Lippiatt explains.

"I conduct lighting audits to document these savings," Lippiatt says. "For example, I can take a facility, their exact hours of operation, and their kilowatt rate directly from the electric company, and put together a very detailed audit. Often, a client can use this data to get energy loans from a lender. Customers

want to know: where can I put money to save money? Usually, people like to see a three-year payback period, but I have completed projects that deliver a one- to two-year payback."

Marty Stasiuk, facility manager for commercial real estate company CB Richard Ellis, is currently in the process of changing out the Lakepoint Office Park building in Beachwood, and making it as green as possible.

"Working with [Lippiatt], we have switched to more efficient lighting by changing our T12s down to low wattage, low mercury, and extra long life T-8s," Stasiuk says. "Going from a 20,000-hour lamp to a 40,000-hour lamp cuts down on our maintenance with much less changing involved. [Lippiatt] has been great. I have dealt with a lot of electrical suppliers over the years and he is definitely the cream of the crop. We have redone our lobby, changing all the bulbs and ballasts. We're off to a good start and have plans to continue with this effort."

Another satisfied client is Jim Breen, principal of Breen + Company, a Cleveland-based commercial real estate company.

"Mars Electric is on the very front end of the energy efficient lighting movement," Breen says. "[Lippiatt] is currently helping us upgrade two of our downtown office buildings on a tenant-by-tenant basis so they can share in lower operating costs." **P**



BUILDING GREEN

Going green is a commitment we value, and one that is worth doing. If you are interested as well, call us today and we'll help you to implement green building practices on your next project.



CONSTRUCTION CO

9500 Midwest Avenue Cleveland, Ohio 44125

216+662.5577

Fax: 216+662.1793

E-Mail: sales@dascon.com

WWW.DASCONSTRUCTION.COM

D-A-S is proud to be a member of these organizations.



CLEVELAND
GREEN BUILDING
COALITION



Industry Profile: Suntrol Co.

Window film products designed to save users energy, money

By John Hansen

With energy cost on the continued increase, commercial and residential consumers alike are looking for proactive ways to gain greater control over their energy costs. One option, which has been endorsed by the Department of Energy as well as many state energy commissions, is solar control window film.

In contrast to more expensive technologies, Suntrol solar control window film is an easy, affordable and immediate way for consumers to reduce their energy consumption by as much as 40%. Depending on the type of solar control window film used and the degree of difficulty of the particular job, the return on investment for installing window film on a commercial building can be realized in an average of one to three years.

In contrast to other technologies, installing Suntrol solar window film is one of the most cost-effective ways for consumers to immediately control and lower their short- and long-term energy costs.

Suntrol solar window film reduces the amount of solar heat entering a home or commercial building, which reduces the demand on the air conditioning system and lowers electricity bills in warm weather.

Compared to conventional indoor solar protection and controlling devices such as shutters, shades or draperies, Suntrol window films not only main-

Solar control window film is an easy, affordable and immediate way for consumers to reduce their energy consumption by as much as 40%.

tain the unobstructed window but are an effective and economical method of conserving glass energy loss and increase indoor comfort. Double and triple pane windows can also help reduce energy loss but may not be as effective, despite their higher cost.

Window film, typically installed on the inside of window glass, rejects heat,

keeping rooms cooler in the summer. During winter months, it acts as an insulator, helping to keep rooms warm. Throughout the year, heating and cooling equipment does not have to work as hard and it lasts longer as a result.

Most Suntrol window films block 99% of ultraviolet light, which reduces fading in interior spaces. This reduces light damage to carpeting, furniture, woodwork and draperies, as well as reducing glare. Suntrol films can also protect employees from harmful rays that can cause skin cancer.

For more information, visit Suntrol Co. online at www.suntrol.com. **P**

John Hansen is president of Suntrol Co., located at 5060 Taylor Road Unit 1 in Cleveland. He can be reached at 216.662.0801.



RAF
BUILDING MAINTENANCE
1934 St. Clair Ave.,
Cleveland, OH 44114

Chemical Cleaning • Caulking
Brick & Stone Replacement
Waterproofing • Sandblasting
Tuckpointing • Concrete Repairs

CALL RUSTY OR LISA FERGUSON:
216-771-0502



Schedule an appointment with a Suntrol professional to protect your family, your home and your business.



SUNTROL Co.
GLASS ENHANCING FILMS

Commercial | Residential | Retail
1-800-466-8468 | www.suntrol.com
Serving Greater N.E. Ohio for more than 25 years

Leed Contributing Products



CONSTRUCTION PROGRESS REPORT

Updated info on important projects in the region

PN-T0819051

CONTROLLER OFFICES RENOVATIONS

Akron, OH (Summit Co.)

CONTRACTING METHOD: Public Bids

STATUS: Consulting Services RFQs due Tuesday, September 9, 2008 at 2:00 PM (To Owner)

OWNER: University of Akron
100 Lincoln St., Room 209
Akron, OH 44325

www.uakron.edu/bids/legalnotices.htm
(330) 972-7340 FAX (330) 972-5564

DETAILS: Project No. 090002

The Controller's Office acquired space in the ASB Building with the intent of moving the accounts payroll department to the main public entrance. Project to

consist of rearranging interior offices and a new kitchenette. HVAC, electrical and communications will require rework.

PN-T0819045

DUNKIN DONUTS

Bainbridge Township, OH (Geauga Co.) 16780 Chillicothe Road

CONTRACTING METHOD: G.C. Bids (By Invitation Only)

STATUS: Planning is preliminary; owner is seeking approvals; bid schedule to be determined.

OWNER: Dunkin Brands Inc.
130 Royal Street
Canton, MA 02021
(781) 737-3000

ARCHITECT: James Douglas Evans Architect, LLC

417 Commerce Street
Tallmadge, OH 44278
(330) 633-9225 FAX (330) 633-9211

DETAILS: Single story; approx. 2,500 SF; concrete; masonry; structural steel; thermal and moisture protection; drywall; painting; plumbing; HVAC; electrical; lighting; signage; paving; landscaping; storefront.

PN-T0819047

EXTENDED STAY HOTEL

Fairlawn, OH (Summit Co.) 4080 Embassy Parkway

CONTRACTING METHOD: Developer Subcontracts

STATUS: Planning is preliminary; developer seeking approvals; bid schedule to be determined.

DEVELOPER: Dellagnese Companies
4000 Embassy Parkway #400
Akron, OH 44333
(330) 668-4000 FAX (330) 668-4007

ARCHITECT: In-house

DETAILS: 4 acres; SF to be announced; sitework; concrete; masonry; mechanical; electrical; HVAC; plumbing; lighting; roofing; flooring; doors & windows; wood & plastics; painting; bathroom accessories; drywall; landscaping.

PN-T0815049

HOUSING DEVELOPMENT RENOVATIONS

Cleveland, OH (Cuyahoga Co.)

CONTRACTING METHOD: Public Bids

STATUS: Architectural/Engineering Services RFQs due September 12, 2008 at 3:00 PM (To Owner) Attn: Janice Williams, Contract Administrator

OWNER: Cuyahoga Metropolitan Housing Authority
1242 E. 49th Street, 5th Floor
Cleveland, OH 44114
www.cmha.net
(216) 432-5016 FAX (216) 432-1023

DETAILS: Improvements at various locations; specific details to be determined.

PN-T0814035

NEW PRESCHOOL

Goddard School

North Ridgeville, OH (Lorain Co.) SW corner of Center Ridge Road and Evergreen Road

CONTRACTING METHOD: Developer Subcontracts (By Invitation Only)

STATUS: Developer has received site plan approval; bid schedule to be announced.

OWNER: Goddard School
381 Brooks Road
King of Prussia, PA 19406
(610) 265-8510

DEVELOPER: Schafer Development Co. Inc.
1471 Lear Industrial Parkway



Charles Schulz Building Company

General Contractor
Commercial - Industrial
216-749-0200
www.cschulzbuilding.com

**Building Green • LEED
Daylighting • Lower Energy Cost**



Specialty Films for Window Applications

Providing decorative, security & energy-saving sun control glass coating solutions in the commercial & residential marketplace for over 19 years.

For a free estimate, call **216.738.7070** or toll free **800.295.TINT**



Sunray
WINDOW FILMS, LLC
Protective Film Coatings



Authorized Window Film Dealer
Prestige Dealer Network

5005 Rockside Road, Suite 600 • Cleveland, Ohio 44131 • www.sunrayfilms.com

Avon, OH 44011
(440) 934-1119 FAX (440) 937-5328

ARCHITECT: Arkinetics Inc. - Lorain

201 1/2 Fifth Street
Lorain, OH 44052

(440) 246-3100 FAX (440) 246-5017

DETAILS: Approx. 8,000 SF; sitework; thermal and moisture protection; foundation; metals; concrete; windows and doors; wood and plastics; flooring; painting; finishes; specialties; HVAC; electrical; mechanical; plumbing; specific details to be announced.

PN-T0422091

NEW THEATER

Cleveland, OH (Cuyahoga Co.) 6701 Detroit Ave.

CONTRACTING METHOD: To Be Announced

UPDATE: Owner is currently fundraising; bid schedule to be determined.

OWNER: Near West Theatre
2012 W. 25th St. Room #908
Cleveland, OH 44113
(216) 621-1919

ARCHITECT: Richard Fleischman Architects, Inc.
1025 Huron Rd.
Cleveland, OH 44115
(216) 771-0090

DETAILS: 26,000 SF; sitework; fencing; electrical; lighting; wood and plastics; toilet and bathroom accessories; HVAC; floor coverings; painting; plumbing; drywall; insulation; doors and hardware; glass and glazing; fire protection; masonry; finishes.

PN-T0812014

CONNEAUT FAMILY CENTER

Conneaut, OH (Ashtabula Co.)

CONTRACTING METHOD: To Be Determined

STATUS: Owner is currently fundraising; planning is preliminary.

OWNER: Good Shepherd Lutheran Church
876 Grove St.
Conneaut, OH 44030
(440) 599-8908

DETAILS: SF to be determined; sitework; fencing; electrical; lighting; wood and plastics; toilet and bathroom accessories; HVAC; floor coverings; painting; plumbing; drywall; insulation; doors and hardware; glass and glazing; fire protection; masonry; finishes.

PN-S0619053

NEW POOL

Maple Heights, OH (Cuyahoga Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Design/Build RFQs have been received; award to be announced.

OWNER: City of Maple Heights
5353 Lee Road
Maple Heights, OH 44137
mapleheights.cuyahogacounty.us
(216) 662-6000 FAX (216) 662-2880



Discover the difference experience makes!

R.B. STOUT inc.

LANDSCAPING & MAINTENANCE SINCE 1956

1285 N. Cleveland - Massillon Road | Akron, Ohio 44333-1899
(330) 666-8811 (800) 896-8811 www.rbstoutinc.com



OHIO CONCRETE SAWING AND DRILLING

Bringing Solutions To Your Concrete Problems

TOM WHITE
330-633-5104
CELL: 330-352-7618

1100 Evans Ave.
Akron, Ohio 44305
Fax: 330-633-5150
www.ohioconcrete.com

WINDOW CLEANING

Div. of
KOZLOVICH ENTERPRISES

SPECIALISTS

CONSTRUCTION CLEANING SPECIALISTS

COMPLETE FINAL CONSTRUCTION CLEANING

FROM FLOORS TO SKYLIGHTS

WE CAN HANDLE ANY SIZE PROJECTS

4067 Erie Street, Willoughby, Ohio 44094
Phone: (440) 946-3700 • Akron Phone: (330) 376-7272
Fax: (440) 946-8803
1-888-4WCSWCS

DETAILS: New municipal pool, including appurtenant pool house at Stafford Park; sitework; concrete; masonry; metals; wood and plastics; painting; tile; plumbing HVAC; fire protection; lighting; electrical.

PN-T0811062

BUILDING EXPANSION

Stow, OH (Summit Co.) 4920 Hudson Drive

CONTRACTING METHOD: G.C. Bids (By Invitation Only)

STATUS: Planning is preliminary; bid schedule to be determined.

OWNER: National Machine Co.
4880 Hudson Drive
Stow, OH 44224
(330) 688-6494

ARCHITECT: David W. Smith Architect, LLC
1390 Partridge Lane
Akron, OH 44333
(330) 665-4549 FAX (330) 668-2703

DETAILS: 20,700 SF; concrete; masonry; mechanical; electrical; HVAC; lighting; roofing; flooring; doors & windows; landscaping.

PN-T0811054

DAIRY QUEEN

Strongsville, OH (Cuyahoga Co.) 12152 Pearl Road

CONTRACTING METHOD: G.C. Bids (By Invitation Only)

STATUS: Planning is preliminary; owner seeking approvals; bid schedule to be determined.

OWNER: LJ Dairy Products Inc.
12152 Pearl Road
Strongsville, OH 44136
(440) 238-3491

ARCHITECT: Arkinetics Inc. - Cleveland
3727 Pearl Road
Cleveland, OH 44109
(216) 749-7800 FAX (216) 749-1300

DETAILS: 3,200 SF; replacement of the existing structure; concrete; mechanical; electrical; plumbing; doors & windows;

roofing; flooring; wood & plastics; dry-wall; painting; bathroom accessories; landscaping.

PN-S0803052

FERFOLIA FUNERAL HOME

Aurora, OH (Portage Co.) Route 82 & Bissell Rd

ESTIMATED AMOUNT: \$2,500,000

CONTRACTING METHOD: D/B/ Subcontracts

UPDATE: Project is in design development stage; bidding to advance September 2008.

OWNER: Ferfolia Funeral Homes
5386 Lee Rd
Maple Heights, OH 44137
(216) 663-4222 FAX (216) 663-9577

D/B: FORUM Architects
1240 Huron Road
Cleveland, OH 44115
www.forumarc.com
(216) 363-0000 FAX (216) 363-1990

DETAILS: 18,500 SF; four inside chambers; post funeral gathering space; outdoor chapel with heavily landscaped surrounding and possible waterfall; casket room with virtual screens to view different casket styles; sitework; thermal and moisture protection; foundations; concrete; windows and doors; wood and plastics; finishes; specialties; HVAC; electrical; plumbing; mechanical.

PN-T0201049

NEW CHURCH

Akron, OH (Summit Co.) 1360 East Avenue

CONTRACTING METHOD: G.C. Bids (By Invitation Only)

UPDATE: Bidding to advance late August 2008.

OWNER: Akron Alliance Fellowship Church
688 Diagonal Rd
Akron, OH 44320
(330) 376-4654 FAX (330) 376-7009

ARCHITECT: David Pelligra Architects, Inc.
2231 Broad Blvd.

Cuyahoga Falls, OH 44223

www.dparchitectsinc.com

(330) 920-1888 FAX (330) 920-9706

DETAILS: 23,565 SF; sitework; thermal and moisture protection; concrete; foundation; finishes; specialties; HVAC; electrical; mechanical; plumbing; flooring; carpentry; masonry.

PN-T0620070

HAMPTON INN

North Olmsted, OH (Cuyahoga Co.) SE corner of Country Club Blvd & Columbia Road

CONTRACTING METHOD: G.C. Subcontracts

UPDATE: Announcing G.C.; bid schedule to be announced.

OWNER: Hampton Inn
755 Crossover Lane
Memphis, TN 38117
(901) 374-5000

DEVELOPER: Pride One Realty
(330) 590-8012
Address TBA

ARCHITECT: Mann Architects Inc.
3660 Embassy Parkway
Akron, OH 44333
www.mann-architects.com
(330) 666-5770 FAX (330) 666-8812

G.C.: JCI Construction Inc.
4698 Manchester Rd.
Akron, OH 44319
jciconstinc@aol.com
(330) 644-6169 FAX (330) 644-4240

DETAILS: SF to be announced; 94 rooms; concrete; masonry; mechanical; electrical; lighting; roofing; HVAC; plumbing; flooring; doors & windows; wood & plastics; drywall; painting; bathroom accessories; landscaping.

PN-T0806034

MR. CLEAN PERFORMANCE CAR WASH

Various, OH (Various Co.)

CONTRACTING METHOD: To Be Determined



Specializing in:
Professional Buildings
Auto Dealerships
Retirement/Nursing
Industrial/Warehouse
Medical Facilities
Churches
Car Washes
And much more!



Accounting Firms Aren't One Size Fits All

Timely, Responsive, Informative, Prepared
...means no surprise for our clients

Does your current situation fit you?

MARTINET ▲ RECCHIA

5000 East 345th Street
Willoughby, Ohio 44094
Phone - 440-942-3900
office@martinetcpa.com
www.martinetcpa.com



**B&B Appliance sells retail or builder at the best prices and more.
Others may match our price but they will never match our service.**



Frigitidare



EUCLID

Southland Blvd.
at Exit Off I-90
441-5600

MIDDLEBURG HTS.

6800 Peabody
Opp. Southland Shopping Center
(440) 841-8400

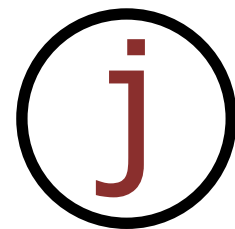
Open Daily 10 to 9 • Saturday 9 to 6 • Sunday 11 to 5 • bbappliance.com

your space
refined



m i c h a e l
j a b l o n s k i
custom woodworking

COMMERCIAL & RESIDENTIAL



voice: 440-777-5347
cell: 440-289-1109
fax: 440-716-0303

michael@mjablonski.com

cleveland, ohio

www.mjablonski.com

LOOK BEYOND CLEAN... TO GREEN

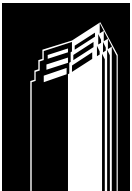


Our OneSource GreenSweep™ program can take you beyond clean... to green. GreenSweep expertly combines the use of eco-friendly cleaning products, equipment and processes proven to work effectively, yet are gentle to building occupants. Choose GreenSweep and your facility can benefit from the positive effects associated with green buildings – improved indoor environmental quality, increased worker productivity, reduced tenant complaints, community recognition and better economic building performance.

CONGRATULATIONS

HARBOR GROUP INTERNATIONAL

ON GOING GREEN AT
200 PUBLIC SQUARE
CLEVELAND, OH



200
Public
Square

ONESOURCE GREENSWEEP™ Because clean is good, but clean and **GREEN** is better. Better for building occupants and the environment. Better for business.



To learn more about GreenSweep or other cost-effective commercial cleaning, building maintenance, groundskeeping and managed specialty services OneSource provides nationwide, call (216) 861-1199, or visit WWW.ONE-SOURCE.COM.



STATUS: Planning is preliminary; owner seeking sites and franchise operations throughout Ohio.

OWNER: Proctor & Gamble Corp.
Proctor & Gamble Plaza
Cincinnati, OH 45201
(513) 983-1100

DETAILS: SF to be determined; sitework; concrete; masonry; mechanical; electrical; plumbing; HVAC; lighting; roofing; flooring; doors & windows; wood & plastics; bathroom accessories; drywall; painting; landscaping.

PN-T0806031

STUDENT HOUSING

Cleveland, OH (Cuyahoga Co.) 24th & Euclid Avenue

CONTRACTING METHOD: G.C. Subcontracts

STATUS: Planning is underway; construction to begin December 2008.

OWNER: Cleveland State University, Purchasing Dept.
2258 Euclid Avenue, Room 107
Parker Hannifin Hall
Cleveland, OH 44115
www.csuohio.edu
(216) 687-3600

DEVELOPER: American Campus Communities
805 Las Cimas Pkwy, Suite 400
Austin, TX 78746
(512) 732-1000 FAX (512) 732-2450

ARCHITECT: Weber Murphy Fox - Cleveland
1801 E. Ninth Street, Suite 1500
Cleveland, OH 44114
www.wmf-inc.com
(216) 623-3700 FAX (216) 623-3710

G.C.: Marous Brothers Construction
1702 Joseph Lloyd Parkway
Willoughby, OH 44094
www.marousbrothers.com
(440) 951-3904 FAX (440) 951-3781

DETAILS: Number of units to be determined; site-work; concrete; masonry; mechanical;

electrical; plumbing; HVAC; lighting; roofing; flooring; doors & windows; wood & plastics; bathroom accessories; drywall; painting; landscaping.

PN-T0730040

HUNTINGTON BANK

Avon, OH (Lorain Co.)

CONTRACTING METHOD: To Be Determined

UPDATE: Announcing architect; planning is preliminary; bid schedule to be determined.

OWNER: Huntington Bank
41 S. High Street
Columbus, OH 43215
(614) 480-8300

ARCHITECT: Professional Design Group-Marietta
2060 Franklin Way SE, Ste 200
Marietta, GA 30067
(770) 956-7886

DETAILS: SF to be determined; single story; drive-thru; concrete slab; shingle roof; plumbing; bathroom fixtures; electrical; HVAC; carpeting; drywall; steel doors and hardware; glass and glazing; acoustical ceiling; finishes; insulation; wood and plastics; fire suppression.

PN-T0404071

CAMPUS IMPROVEMENTS

University Heights, OH (Cuyahoga Co.)

CONTRACTING METHOD: G.C. Bids (By Invitation Only)

UPDATE: Project is still in the early design stages; bid schedule to be determined.

OWNER: John Carroll University
20700 North Park
University Heights, OH 44118
www.jcu.edu
(216) 397-1886

PRELIMINARY ARCHITECT: Sasaki Associates, Inc.
64 Pleasant St.
Watertown, MA 02472
(617) 926-3300 FAX (617) 924-2748

DETAILS: Project is to consist of but not limited to two underground parking structures, one on Warrensville Center Road and one near the stadium; both topped with turf athletic fields; a residential-and-retail development with parking deck for both sides of Fairmount Circle Shopping Center; twin residence halls for upperclassmen; renovate traditional dormitories into more spacious apartment-style suites; sitework; thermal and moisture protection; foundation; concrete; wood and plastics; metals; finishes; specialties; HVAC; flooring; plumbing; electrical; mechanical; specific details to be announced.

PN-S1211130

URBAN-EXTENSION CENTER

Gries Center

Cleveland, OH (Cuyahoga Co.) 10924 Magnolia Drive
ESTIMATED AMOUNT: \$1,500,000

CONTRACTING METHOD: Public Bids

UPDATE: Announcing architect.

OWNER: Hawken School
12465 County Line Road
Gates Mills, OH 44040
(440) 423-4446

ARCHITECT: Van Auken Akins Architects
27629 Chagrin Boulevard, Suite 205
Cleveland, OH 44122
www.vaakins.com
(216) 292-9944 FAX (216) 292-9943

DETAILS: 8,000 SF; renovations of the former Ferris House will include six classrooms; kitchen; dining area and third floor caretakers apartment.

Construction Progress Reports are provided to Properties by CNCNewsOnline.com. For more comprehensive and up-to-date building and bidding information, call Construction News Corporation at 800.969.4700 or visit the website at www.CNCNewsOnline.com.

FROM CONCEPT TO COMPLETION WE'VE GOT YOU COVERED



SPECTRA
CONTRACT FLOORING

216-901-5710 www.spectracf.com

Coming in October



**Hanna Theatre
Restoration**

**Wellington Place
Assisted Living Facility**

**Hiram College
Residence Hall**

**St. Christopher Church
Renovation**

**St. Edward Chapel
Addition**

**Security & Fire
Prevention Special
Section**

Interested in advertising? Call
Properties today and an account
representative can help you
address your advertising needs:

216.251.0035 / 888.641.4241



www.propertiesmag.com
The 2008 Media Planner and
archived issues are available
as downloadable PDFs. Visit
us online today!

ADVERTISER INDEX

ABM Janitorial Services.....	100	IREM Institute of Real Estate Management.....	9
Abraxus Snow Removal.....	7	J L Taylor, Co. Inc.....	69
Absolute Roofing Inc.....	58	J.V. Janitorial Services, Inc.....	22
Advanced Roofing Systems.....	17	Jablonski Custom Woodworking.....	99
AIA.....	50	JACCO & Associates Inc.....	67
Alber & Rice Inc.....	16	Jamieson Ricca Co.....	11
All Erection Crane.....	2	Jance Construction, LLC.....	56
Alphonso & Sons, Inc.....	68	Kelley Steel Erectors.....	23
Anderson-Bolds, Inc.....	64	Korfant & Mazzone Construction.....	12
Architectural Product Sales Company.....	24	Krill Company, Inc.....	59
Art Window Coverings, Inc.....	45	Kurtz Bros.....	80
ATC Associates, Inc.....	29	Lisco Heating & Cooling, Inc.....	72
Atwell-Hicks.....	104	Lucky Sand & Gravel Co.....	41
B & B Appliance Company.....	99	Mars Electric.....	92
Belenky Inc.....	48	Martinet, Martinet & Recchia.....	99
Beyer's Snow Biz Inc.....	60	Mason Structural Steel, Inc.....	11
BOMA Greater Cleveland.....	89	McCarthy, Lebit, Crystal & Liffman LPA.....	19
Bowen, Richard L. + Associates, Inc.....	70	McConnell Excavating, Ltd.....	9
Breen & Company.....	77	McGraw-Hill Construction Network.....	47
Brennan & Associates.....	12	Mid State Restoration, Inc.....	17
Britton Gallagher & Associates Inc.....	42	Nelson Contracting.....	56
Bruder Building Materials, Inc.....	38	Neptune Plumbing & Heating Company.....	38
Buckeye Sweeping, Inc.....	64	North Coast Paving.....	4
Building Environmental Council Of Ohio.....	81	NTH Consultants, Ltd.....	74
Burns & Scalco Roofing Company.....	49	OCP Contractors.....	38
Carey Roofing Corporation.....	89	Ohio Concrete Sawing & Drilling.....	97
Carr Brothers Inc.....	23	Pasadena Builders.....	82
Carron Asphalt Paving, Inc.....	34	Pease Photography.....	30
CertaPro Painters.....	50	Peninsula Architects.....	80
Chagrin Valley Steel Erectors.....	40	Pete & Pete Container Service, Inc.....	31
Chemtron.....	91	PlanCycle.com/SE Blueprint, Inc.....	103
Cleveland Engineering Society.....	18	Precision Environmental Co.....	84
Cleveland Quarries.....	6	PS Construction Fabrics, Inc.....	81
Cleveland.com.....	43	PSI Engineering, Consulting & Testing.....	66
CNC Construction News Corp.....	35	R. G. Nieto Company.....	13
Columbia Building Products.....	33	RAF Building Maintenance.....	95
County Fire Protection Inc.....	46	Reliable Snow Plow Specialists.....	63
Courtad Inc.....	55	Repower Solutions.....	82
Crown Consulting Engineers, Inc.....	16	S.A. Comunale Company.....	41
Crystal Clear Building Services, Inc.....	80	Schneider-Dorsey & Rubin.....	30
Cunningham Paving Inc.....	67	Schulz, Charles Building Company.....	96
Cuyahoga County Solid Waste District.....	83	Servpro.....	87
Damschroder Construction, LLC.....	61	ShoreBest.....	88
D-A-S Construction.....	94	SMPS Northeast Ohio.....	9
Day-Ketterer.....	63	Sobol Sales Co.....	44
Delta Industrial Services, Inc.....	69	Space Comfort Co.....	47
Designer Accents.....	32	Spectra Contract Flooring.....	101
Doty & Miller Architects.....	20	Star Design-Build Contractors.....	98
E Blueprint.....	27	Stark Group, The.....	62
EA Group.....	73	Stout, R.B. Inc.....	97
Ebersole Structural Engineers Ltd.....	22	Studio Techne Architects.....	36
EDP Consultants, Inc.....	22	Sunray Window Films LLC.....	96
Fiorilli Construction, Inc.....	88	Suntrol Co.....	95
First Federal Savings & Loan Of Lakewood.....	33	Svec, Charles Inc.....	67
Fox Fire Protection.....	29	Taft, Stretinius & Hollister.....	3
Frost Building Maintenance Inc.....	7	Thomarius Painting.....	78
Geist Co., The.....	82	Thyseen Krupp Elevators.....	26
Giambone Masonry, Inc.....	63	Timan Window Treatments Inc.....	57
Great Lakes Insulation Inc.....	86	Tomsik & Tomsik Architects.....	14
Green Source Products.....	72	Training Services International.....	85
Grimm, John S., Inc.....	17	Walsh Construction.....	14
H & M Snow Pros & Landscaping, Inc.....	28	Warren Roofing & Insulating Co.....	42
H Leff Electric.....	46	Warren-Chaney Office Furniture Solutions.....	51-54
Higley, The Albert M. Company.....	36	Wave Landscape Development, Co.....	87
HMH Restoration Ltd.....	88	Window Cleaning Specialists.....	97
Humongous Fan, Div of Acorn Technology.....	71	Wojcik Builders Inc.....	24
Infinity Construction.....	33	Zinner & Co. LLP.....	44
Infinity Studios.....	19		

We're positively eco friendly.

- > eco-logically friendly.
- > eco-nomically friendly.
- > eco-ntractor friendly.



SE Blueprint, Inc.
Go green. Buy local.

540 South Main St. # 211
Akron, Ohio 44311
330.376.1689
fax 330.376 2511

2035 Hamilton Ave.
Cleveland, Ohio 44114
216.241.2250
fax 216.241.2075

www.seblueprint.com

By simply choosing SE Blueprint, you can positively impact your environment.

It's a simple choice.

- > **We positively impact the earth.** Last year, we dramatically reduced our landfill waste by nearly 80%. We're committed to protecting the environment by printing all of our materials on recycled bond. Choose to print with us and together we'll make an even bigger impact.
- > **We positively impact your pocketbook.** Maximize efficiency with SE Blueprint on-site facilities management services and reap the benefits of the latest technologies without the risk of equipment capital expense. Then take advantage of our cost-effective digital printing processes that allow you to produce quality color documents for all your business needs.
- > **We positively impact your work.** Gain control with SE Blueprint's exclusive on-line bid tools that result in shortened bid and procurement cycles. Our extensive web site features a design-bid-build compartmented approach and the ability to co-exist with client FTP sites, offering you the only premier digital on-line planroom available today.

Experience Hole-in-One Consulting.

Atwell-Hicks provides full-service solutions to the real estate and land development communities.

Civil Engineering

Land Planning

Surveying

Water Resources

Water/Wastewater

Environmental

Ecological

Urban Design

**Landscape
Architecture**



ATWELL-HICKS
DEVELOPMENT CONSULTANTS

440.349.2000 • www.atwell-hicks.com